

Washington St. Workgroup
Thursday, April 4, 2024
Hybrid: Zoom and in person at the Land Bank Office

Members present: Matt Fee, Brooke Mohr, Nat Lowell, Allen Reinhard

Members absent: Kristina Jelleme

Staff present: Libby Gibson, Chuck Larson, Vince Murphy, Drew Patnode, Leah Hill, Rachael Freeman, Jesse Bell, Cecil Barron Jensen, Claire Martin

Packet here: https://nantucket-ma.gov/AgendaCenter/ViewFile/Agenda/_04042024-13677

1. PUBLIC COMMENT

- a. May not exceed 3 minutes per speaker
- Duane Jones, resident of Washington Street, voiced that he and his neighbors are in the dark about the resilience project. He doesn't believe a wetland on Francis Street is a good idea because the water table is very high in that area and it will not hold or drain water. He believes this will affect their property when they try to apply for permits through the Conservation Commission to do work. He is ok with the beach portion of the project. Duane is concerned about how phase 4 of the Washington St. Resilience Framework will work with his house there. Duane asked why the Town and Land Bank don't hire on-island engineers for these types of projects. He believes the Town is wasting money on the project because its not going to work. He pointed out how the Town's Coastal Resilience Plan states that as the seas rise, which he opined may or may not happen, the groundwater table is projected to rise so the constructed wetland will not work. He wants the Town and Land Bank to not move forward with the bigger resilience framework but is ok if the beach portion moves forward. In addition, Duane believes all of Washington Street needs to be raised.
- Kim Glowacki, resident of Washington Street, echoed what Duane said. He has plans to tear down a cottage and rebuild on Meader Street. He was under the impression that subsurface infrastructure was going in on the corner of Meader. He doesn't want to be affected by a wetland being constructed in close proximity to his property because of his construction plans.
- Jesse Bell stated that the conceptual design consists of subsurface infrastructure. As this project moves forward there is a robust community outreach and engagement plan that will consists of consultants, engineers, landscape architects, etc. to address all residents' concerns. Currently the project has a conceptual plan to see what is potentially possible in that area to deal with all the coastal hazards and issues that we currently have to and will have to deal with in the future. She stated that we are still in the paperwork portion of the project and still working on finalizing contracts.
- Vincent Murphy explained that there is a misunderstanding and that the current renderings for Washington St. are conceptual designs of what it might look like in the future, its not real, it's a starting point. What we are working on now is to work towards a proper design. Currently we are working towards part of step 1, then we will need to work through design process, work with stakeholders, and decide how we can make the most used corridor on island into a resilient area. We are nowhere near construction phase.
- Matt Fee concurred that the groundwater table is projected to rise too as the sea level rises and all the places that are wetlands will expand. The goal here is to raise the berm so that we don't get water from storm surges and at some point there will have to be robust pumps and areas to store the water.

- Leah Hill pointed out that this project is a decades long, long- range planning strategy with incremental change over a long period of time. She likes the idea of getting the local engineers and consultants to look at the project design and give input which she hopes will happen during the community engagement portion of this project. She reiterated that we are before step 1 of the project.

2. APPROVAL OF MINUTES- JANUARY 4, 2024

- All minutes have been filed except for February's meeting.
- Brooke Mohr made a motion to approve the minutes and Allen Reinhard seconded
- Approval (4-0)

3. WASHINGTON STREET LONG-RANGE PLANNING

a. Level of Effort explanation

- Jesse Bell stated that SCAPE completed the spreadsheet which the Town requires all consultants to fill out. Brian Turbitt, Finance Director, reviewed it and said its reasonable and generally he sees 10-12% fixed fee profit and 175-195% indirect cost. Since SCAPE had one section higher and one section lower than typically seen, he believes it is ok to proceed with SCAPE.

b. Review and approval of revised scope and draft contract

- Jesse Bell stated the next step is to get the contract drafted. SCAPE needs to invoice the Town and Land Bank 50/50 and hopefully SCAPE will agree to that. She reached out to Tighe and Bond to update the original proposal she received from Coastal (which merged into Tighe and Bond) and is awaiting that which is about \$99,000.
- Workgroups don't review contracts.
- In a previous meeting the group decided to add the 2 alternate items (Cost Benefit Analysis and Operation and Maintenance estimate) into the SCAPE scope. Leah Hill stated that once the scope gets approved by the workgroup then the contract can be executed. Motion by Allen Reinhard, second by Matt Fee. Approval of SCAPE scope (4-0).

c. Discussion on logistics and process for reviewing invoices and deliverables

- Town and Land Bank staff decided to jointly review invoices and deliverables to ensure they are correct and acceptable.

d. Grant opportunities

- Jesse Bell said that she is going to apply to the Gerard Lambert Foundation for a grant for \$200,000 for this phase of the project. The grant is due April 15th and the reporting requirements are minimal. If awarded, the Town and Land Bank will split the grant 50/50. Jesse plans to apply every year for \$200,000 for the planning phase. Washington St. is a great project for grant opportunities because it checks different boxes such as resiliency and transportation.

- Leah Hill mentioned that Coastal Zone Management has a coastal resilience grant up to \$2 million per project and that Washington St. would qualify.
- Brooke Mohr explained federal earmarks and that its worth exploring for the construction phase of this project. The application process is simple and about 4 pages. The trick is that someone has to stay on top of the earmark to constantly keep the Town on the radar with governmental officials.
- Claire Martin brought up Municipal Vulnerability Preparedness (MVP) 2.0 pilot and that Washington St. community engagement may fall into this. Vince explained the MVP 2.0 process and that the Town is still within their MVP certification, but it is expiring in the next year or two. After it expires the Town will have to do MVP 2.0.

e. Webpage update

- Libby Gibson suggested all minutes and agendas be linked to the Washington St. webpage on the Town's website.
- Leah Hill showed and explained the new project webpage on the Town's website that includes landing page, project area and goals, and the project team.
<https://www.nantucket-ma.gov/2974/Washington-Street-Resilience-Framework-P>
- The group suggested to add a tab to link the Washington St. workgroup page to the project page, make it really clear and easy to understand, add a status section that says this project is in the preplanning phase.

f. Next Steps

- Need to develop an abutters list for the project
- Receive the Tighe and Bond scope and review it internally
- Finalize contracts with the consultants, Finance Department, and have the Land Bank Commission and Select Board sign them
- Outreach plan by SCAPE

4. DISCUSSION ON WORKGROUP OFFICERS

- Jesse asked the group if we should appoint a workgroup Chair because over time there will be more public interest and a Chair may be beneficial to have.
- Vince stated that if needs be he can be an interim chair.
- Tabled until future meeting

5. NEXT MEETING: MAY 2, 2024 AT 11AM

6.ADDITIONAL QUESTIONS, CONCERNS, OR FUTURE AGENDA ITEMS

- Nat Lowell reiterated that the public will most likely come to these meetings more to voice their concerns and that we need to explain it to them in easy to understand terms. He brought up how the bulkheads do not connect downtown and he likes the idea for Washington St. He opined that the local workers may not fit into the procurement laws

to do work for this project. He believes everything needs to be done one time and that it must be done right, like the sewers. Needs to bring transportation and electric into the Washington Plan.

- Allen Reinhard stated the we are dealing with nature and we have projections but we don't really know what will happen. What we are trying to do is solve a problem of things that might go wrong and that the Land Bank and Town have been looking at this carefully. All of these projects take a lot of thought and time and we always know we are going to get push back but we are here to address access to the downtown.
- Cecil Barron Jensen stated that a lot of things that we are looking at is for the future and the outcomes that we hope to see may happen beyond out lifetimes. She stated its hard to think about what is going to happen to their private property and to imagine something after their lifetimes but the hired professionals will help give us language to address this. Remains' role is to help facilitate these hard conversations.
- Matt Fee said that the State and local Conservation Commission may have to change their regulations to allow for this type of solution. Everyone is operating as nothing will change but we need to make some changes with the changing environment.

B. ADJOURNMENT