

Washington St. Workgroup Minutes
Friday, August 9th, 2024 at 11:00am
Hybrid: Zoom and in person at the Land Bank Office

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

Members absent: John Stackpole

Staff present: Leah Hill, Jesse Bell, Claire Martin, Charles Johnson, Laura Marrett (SCAPE), Vince Murphy, Sophia Freeman, Gena Morgis (SCAPE), Rachael Freeman, Joe Famely (Woods Hole Group)

Packet here: https://nantucket-ma.gov/AgendaCenter/ViewFile/Agenda/_11082024-14451

- CONVENE IN OPEN SESSION
- PUBLIC COMMENT
 - No Public Comment
- FRANCIS STREET BEACH IMPROVEMENT PROJECT
 - Debrief and discussion about the Washington St. Abutter Meeting held on 7/29/2024- see packet
 - Laura presented the debrief
 - Leah states 13 neighbors and 10 staff members were present
 - Laura ran through the timeline of the meeting and the issues the public was currently experiencing specifically flooding and mold
 - Matt questioned if there were means for building in a flood zone
 - Laura explains the discussion about how neighbors had already mitigated flooding and future mitigations
 - Individuals weren't happy about seeing a plan with their homes not in place and the image was subsequently taken off.
 - Laura noted not all the homeowners liked the boardwalk
 - Members expressed their approval for a boardwalk
 - Brooke explained why she thought these meetings were good
 - Nat Lowell expressed the team had wonderful designs from SCAPE and explained that people do need to have a visualization to understand the plan but that it was hard for him to imagine a stretch of harbor you couldn't see.
 - Laura explained the next step was to refine the design with all the feedback
 - Nat Lowell expressed the number of debris was a problem
 - Laura explained several neighbors would like to see Washington street be raised and shallow depth to ground water was a concern as was mosquitoes
 - Laura stated testing for depth of ground water will be occurring
 - Matt questioned what the current height regulation for the FEMA area with Arthur Reeds article is
 - Laura stated the neighbors were in favor of the beach side of the plan and they voiced some concerns about the rain garden which will be studied
 - Matt questioned the timeline
 - Brooke stated it was stepwise and briefly discussed the implementation of various steps, part of which may be the senior center building is offered to the town for \$1
 - Multiple members addressed debris build up

- Laura noted additional concerns with overhead powerlines
 - Matt questioned what it would take to move the powerline poles to the other side of the street and noted to move the road was too much to do
 - Laura noted this was discussed but there were too many challenges
 - Multiple members noted the dangers of walking with no sidewalk
 - Vince notes that there are risks and benefits of moving poles underground, but that the group needs to focus on the current project
 - Laura noted a gentleman questioned climate change projections and the residents on the water side seemed committed to staying in place and wanted to move towards a collaboration
 - Nat referenced a 10ft rule for Conservation Commission, when discussing the potential of houses being raised that block the harbor view
 - Discussed insurance companies' desires for oceanfront housing to be raised
- Highlights from the Downtown Resilience Planning Open House held on 8/7/2024
 - Laura discussed how positive the discussions were
 - Leah stated 49 members in the morning and 61 in the evening of the community present
 - 20 staff present at both
 - Matt expressed his pleasure with Bill from Arcadis and his ability to listen, think holistically as well as his knowledge
 - Nat then listed different functionalities rather than building to 10 feet
 - Members agreed berm must be adaptable
 - Laura noted the next engagement steps and pre-design
- Next steps
 - Community feedback synthesis
 - Order of magnitude cost was discussed as well as concept design, schematic design operation and maintenance recommendations
 - 10-week pre-design and 16-week schematic
 - Matt recapped discussion about 10 feet raise in structures, piers instead of foundation, and noted freeze up houses due to being lifted into the air.
 - Matt expressed desire to get Conservation Commission to allow the houses to be permitted to 3-4 ft and not 10.
 - Joe asked if this was historic and it was clarified no, it was based on FEMA due to base flood elevations.
 - Brooke stated she'll touch base with the DEP commissioner and Coastal Zone Management.
 - Kick off meeting for the project's pre-design phase
- NEXT MEETING: Friday, August 23, 2024
- ADDITIONAL QUESTIONS, CONCERNS, OR FUTURE AGENDA ITEMS
- ADJOURNMENT
 - Passed 4-0