

Washington St. Workgroup Minutes
Friday, November 22, 2024 at 11:00am
Hybrid: Zoom and in person at the Land Bank Office

Members present: Brooke Mohr, Alan Reinhard, John Stackpole, Nat Lowell

Members absent: Matt Fee

Staff present: Leah Hill , Rachael Freeman, Vincent Murphy, Charles Johnson , Cecil Barron
Jensen, Mitchell Martin (Hazen and Sawyer), Laura Marett (SCAPE), Linh Pham (SCAPE), Kelly Zhan
(SCAPE), Cole Baten (Tighe and Bond), Mitchell Martin (Hazen and Sawyer), Joe Famely (Woods
Hole Group), Ben Agrawal (Hazen and Sawyer)
Packet Here: https://nantucket-ma.gov/AgendaCenter/ViewFile/Agenda/_11222024-14531
Youtube Recoding: [Washington Street Work Group-11/22/2024](#)

ACTION ITEMS

OUTSTANDING ACTION ITEMS:

A

SCAPE

- Provide new dates for community workshop to be confirmed by the team
- Develop and present (2) updated options for the next work group meeting

B

Hazen and Sawyer

- Send Charles unit costs for subsurface storage
- Identify M&O requirements for subsurface storage to understand if there is capacity

C

Town of Nantucket

- Reach out to Historic District Commission representative for next work group meeting? –
Unconfirmed - Leah to provide if this is the confirmed direction

D

Tighe and Bond

- Finalize geotechnical memorandum.
- Engage team on any pre-permitting conversations and needs.

1. PUBLIC COMMENT
 - a. May not exceed 3 minutes per speaker
 - b. No public comment
2. FRANCIS STREET BEACH IMPROVEMENT PROJECT
 - a. Project Schedule
 - Virtual Community Meeting Tentative Date: Jan 14th evening, Jan 15th morning
 - Land Bank (LB) has conflict
 - SCAPE to propose new times
 - b. Site Visit Takeaways

- SCAPE presented main takeaways from their site visit
 - Coastal flooding and stormwater
 - Traffic and circulation
 - Nantucket precedents
 - Lily Pond – simple gesture, ecological dominated
 - Easton Rain Garden – stormwater management, materiality
 - Easy Street – form and materiality

c. Basis of Design

- Charles explained future stormwater management plans
 - Town of Nantucket (TN) wants to remove existing outfalls into the harbor and divert all waterflow to Washington St Ext. (at least for first flush) and hopefully treat water before discharge
 - Basis of design assumption for WSF: two outfalls on site to be removed and diverted
- Hazen and Sawyer (HS) provided updates on underground water storage
 - Infiltration is not recommended due to the high-water table. We need at least 2ft depth for infiltration
 - Subsurface storage would be the most viable option
 - Holds several inches of water (13in total at present)
 - Volumes are based on Mean Low Water and maximum width/length of site
 - Acts as temporary holding space during low tide
 - Doesn't require pumping
 - Surface green infrastructure can be built on top – Rachael mentioned if there is a way to incorporate nutrient/sediment capture?
 - TN voiced concerns about maintenance and buoyancy
 - HS added maintenance would be minimal and suggested tipping buckets (at low additional cost) to deal with sediment accumulation
 - HS will explore M&O of subsurface storage and send unit costs to Charles
 - How realistic is it to use entire area of the site considering buoyancy issues? How much of the area will need to be used by structures that hold the tanks down?
- Tighe and Bond provided updates in their court:
 - Soil borings: sandy soil, did not find any inorganic strata
 - Cole did not have geotechnical concerns about subsurface storage

d. Discussion on preliminary concept design

- SCAPE presented concept alternatives
 - Light impact | up&over
 - Pros: TN liked overlook area, allows for easy extension of multi-use path, TB prefers this option (it would be easier for state permitting)
 - Cons:
 - Nat – would be nice to widen bike path if possible
 - Do we need to accommodate boardwalk for maintenance vehicles?
 - Medium impact | dune swoop
 - Pros: TN liked curvilinear form, Leah preferred the two entrances
 - Cons: Vince preferred bulkhead to be hidden
 - Use “boardwalk” instead of “multi-use path” for community workshop
 - Most impact | beach overlook

- Pros: allows for easy extension of multi-use path, Brooke likes how it is more intentional for seating and respite
- Cons: large gathering space might not appeal to neighbors; TN is not sure how HDC will respond to geometric forms; TB is concerned about permitting for heavy build infrastructure
- Stormwater garden
 - TN/LB - Should we expend resources to design the intersection or focus only on function/stormwater storage?
 - LB wants this to be a public resource, a little bit of access would be good
 - TN – this area does not need parking, it is not a destination
 - LB does not have parking in downtown

e. Discussion and direction

- SCAPE team to move forward with the following options:
 - Combine light and medium impact options + minimal intervention stormwater garden
 - Beach overlook + seating nook stormwater garden

3. NEXT MEETING: December 20, 2024 at 11:00 am

4. ADDITIONAL QUESTIONS, CONCERNS, OR FUTURE AGENDA ITEMS

B. ADJOURNMENT

Vote 3-0