



BOARD OF HEALTH

~ MINUTES ~

Thursday, May 15, 2025

4 Fairgrounds, Nantucket MA, 02554

This meeting was held via remote participation using ZOOM and YouTube.

Called to order at 4:00 p.m.

Staff in attendance: Roque Miramontes, Director of Public Health; John Hedden, Chief Environmental Health Officer
Remote Staff: Jerico Mele, Director of Human Service; Tomeka Gary, Public Health Coordinator; Andrew Shapero, Environmental Contamination Administrator
Attending Members: Malcolm MacNab (Chairman), Ann Smith (Vice-chair), Meredith Lepore left meeting at 6:24 pm, James Cooper, Kerry McKenna
Remote Members:
Public Participant: Don Bracken, Dan Mulloy, Kristie Ferrantella, Willa Arsenault

I. PUBLIC ANNOUNCEMENTS

Announced that this meeting is being audio and video recorded

II. PUBLIC COMMENTS

Public Comment:

III. APPROVAL OF MINUTES

Discussion	No changes to the minutes
Action:	Motion to approve the minutes (Motion by: McKenna) (Seconded by: Lepore) Carried 5-0// MacNab, Cooper, Smith, McKenna, Lepore (aye)

IV. 44 ARKANSAS AVE (59.4 150)-ACO FUNDS RELEASE

Discussion:	The owner requested that the ACO funds they paid into an account when Madaket was being considered for a sewer line extension be returned to them
Action:	Motion to approve the release of ACO Funds (Motion by: Lepore) (Seconded by: McKenna) Carried 5-0// MacNab, Smith, McKenna, Lepore, Cooper (AYE).

V. 3 MILBROOK RD-SOIL ABSORPTION SYSTEM SETBACK TO BORDIERING VEGETATED WETLAND

Discussion:	- On behalf of the property owner, Don Bracken presented a request for 70-foot setback to the neighbor's well (current system has 65-foot setback) - Property has been used as three bedrooms since 1995 despite original BOH approval for two bedrooms
Action:	Motion to approve the variance with 3-bedroom deed restriction and walk-through from the Health department (Motion by: Smith) (Seconded by: McKenna) Carried 4-1// MacNab, Cooper, Smith, McKenna (Aye) Lepore (Nye)

VI. 16 CODFISH PARK ROAD-SEPTIC SETBACKS

Discussion:	- On behalf of the property owner, Don Bracken requested two variances: 17.5-foot separation between soil absorption system and crawl space, and setback to coastal zone - Property is under 5,000 square feet with existing house and cottage - System would replace existing 1,000-gallon tank and leaching pit with Title V system
Action:	Motion to approved the variance with 3 bedroom deed restriction (Motion by: McKenna) (Seconded by: Smith) Carried 5-0// MacNab, Smith, McKenna, Lepore, Cooper (Aye)

VII. 72 ARKANSAS AVE-VARIANCE NOT TO UPGRADE SEPTIC SYSTEM FROM FAILD TITLE 5 INSPECTION

Discussion:	- Title 5 Inspection required by the board at the April meeting is still pending - Continued until May BOH meeting
Action:	No Motion was made

VIII. 4 KENDRICK ST(71.3.2/168)- SEPTIC PROPERTY LINE SETBACKS

Discussion:	- The owner is proposing to build an office building which is adding habitable space, - Leech field will need to be relocated - Continued until next month's meeting, board wants to hear from the applicant or their representative, who were not present.
Action:	Motion to continue this next month meeting (Motion by: Lepore) (Seconded by: McKenna) Carried 5-0 // MacNab, Smith, Cooper, Lepore, McKenna (Aye)

IX. 38 LOVERS LANE, LOT 1(68/68)- NITROGEN LOADING CREDIT

Discussion:	Requests variance to increase the number of bedrooms from two to three with the use of an I/A systems. Property is in wellhead recharge zone.
Action:	Motion to deny the variance (Motion by: Lepore) (Seconded by: McKenna) Carried 4-1 //Smith, Cooper, Lepore, McKenna (Aye) MacNab (Nye)

X. 38 LOVERS LANE, LOT 2(68/68)- NITROGEN LOADING CREDIT

Discussion:	Requests variance to increase the number of bedrooms from two to three with the use of an I/A systems. Property is in wellhead recharge zone
Action:	Motion to deny variance (Motion by: Lepore) (Seconded by: Cooper) Carried 3-2 // McKenna, Lepore, Cooper(Aye) MacNab, Smith (Nye)

XI. 38 LOVERS LANE, LOT 3 (68/68)- NITROGEN LOADING CREDIT

Discussion:	Requests variance to increase the number of bedrooms from two to three with the use of an I/A systems. Property is in wellhead recharge zone
Action:	Motion to deny variance (Motion by: McKenna) (Seconded by: Lepore) Carried 3-2 // McKenna, Lepore, Cooper(Aye) MacNab, Smith (Nye)

XII. 13 WOODLAND DRIVE, LOT 1 (79/208)- NITROGEN LOADING CREDIT

Discussion:	Requests variance to increase the allowed number of bedroom for this lot size from two to three with the use of an I/A septic system. The request is the same for lots 1-4.
Action:	Motion to approve variance for lots 1-4 (Motion by: MacNab) (Seconded by: Smith) Carried 3-2 // MacNab, Smith, Cooper(Aye) McKenna, Lepore (Nye)

XIII. 13 WOODLAND DRIVE, LOT 2 (79/208)- NITROGEN LOADING CREDIT

Discussion:	Requests variance to increase the allowed number of bedroom for this lot size from two to three with the use of an I/A septic system. The request is the same for lots 1-4.
Action:	Motion to approve variance for lots 1-4 (Motion by: MacNab) (Seconded by: Smith) Carried 3-2 // MacNab, Smith, Cooper(Aye) McKenna, Lepore (Nye)

XIV. 13 WOODLAND DRIVE, LOT 3 (79/208)- NITROGEN LOADING CREDIT

Discussion:	Requests variance to increase the allowed number of bedroom for this lot size from two to three with the use of an I/A septic system. The request is the same for lots 1-4.
Action:	Motion to approve variance for lots 1-4 (Motion by: MacNab) (Seconded by: Smith) Carried 3-2 // MacNab, Smith, Cooper(Aye) McKenna, Lepore (Nye)

XV. 13 WOODLAND DRIVE, LOT 4 (79/208)- NITROGEN LOADING CREDIT

Discussion:	Requests variance to increase the allowed number of bedroom for this lot size from two to three with the use of an I/A septic system. The request is the same for lots 1-4.
Action:	Motion to approve variance for lots 1-4 (Motion by: MacNab) (Seconded by: Smith) Carried 3-2 // MacNab, Smith, Cooper(Aye) McKenna, Lepore (Nye)

XVI. 13 WOODLAND DRIVE, LOT 5 (79/208)- NITROGEN LOADING CREDIT

Minutes – BOH May 15, 2025 Adopted June 12,2025

Discussion:	• Lot 5 requested an increase from eight to twelve bedrooms • Continued until June BOH meeting at request of board
Action:	Motion to continue to June's BOH meeting for Lot's 5 and 6 (Motion by: Lepore) (Seconded by: McKenna) Carried 5-0 // MacNab, Smith, Cooper, Lepore, McKenna (Aye)

XVII. 13 WOODLAND DRIVE, LOT 6 (79/208)- NITROGEN LOADING CREDIT

Discussion:	• Lot 6 requested an increase to seven bedrooms • Continued until June BOH meeting at request of board
Action:	Motion to continue to June's BOH meeting for Lot's 5 and 6 (Motion by: Lepore) (Seconded by: McKenna) Carried 5-0 // MacNab, Smith, Cooper, Lepore, McKenna (Aye)

XVIII. 337 MADAKET ROAD-REQUEST FOR NITROGEN LOADING CHANGE

Discussion:	• Paul Santos presented a request to move house from 6 Ames Avenue (three bedrooms) to 339 Madaket Road (currently four bedrooms) • The proposal would increase 339 Madaket Road to five bedrooms and reduce 337 Madaket Road from five to four bedrooms • Board continued item to research similar cases presented to the board • All properties are connected to town water and have IA systems • Continue to next month meeting
Action:	Motion to continue next month meeting (Motion by: Lepore) (Seconded by: Cooper) Carried 5-0 // MacNab, Smith, Cooper, Lepore, McKenna (Aye)

XIX. 339 MADAKET ROAD-REQUEST FOR NITROGEN LOADING CHANGE

Discussion:	• Paul Santos presented a request to move house from 6 Ames Avenue (three bedrooms) to 339 Madaket Road (currently four bedrooms) • The proposal would increase 339 Madaket Road to five bedrooms and reduce 337 Madaket Road from five to four bedrooms • Board continued item to research similar cases presented to the board • All properties are connected to town water and have IA systems • Continued to next month meeting
Action:	Motion to continue next month meeting (Motion by: Lepore) (Seconded by: McKenna) Carried 5-0 // MacNab, Smith, Cooper, Lepore, McKenna (Aye)

XX. PUBLIC HEARING NOTICE; LARGE EVENTS AT PRIVATE HOMES

Discussion:	• The board has been asked to attend the Select Board meeting on June 11 to discuss this and other issues. • Board member Meredith Lepore left at 6:24 pm and did not vote on this agenda item
Action:	Motion to close the public hearing (Motion by: Smith) (Seconded by: McKenna) Carried 4-0 // MacNab, Smith, Cooper, McKenna (Aye)

XXI. ENVIRONMENTAL CONTAMINATION ADMINISTTRATOR UPDATE

Discussion:	• MassDEP - Imminent hazard detection (124ng/L) near Hammock Pond and Burnt Swamp intersection - New detection above 20 nanogram per liter state standard found on Nobska Way • Voluntary/Private Well Regulation Sampling (22 of them) - Two additional detections above state standards found on Old South Road (near airport and on Surfside near Miacomet - 7 detections below 20 ng/L MMCL, and 13 non-detects • Town notified 66 abutters within 500 feet of imminent hazard detection to reach out to MassDEP for sampling • The new contract with Eastern Research Group will include surface water sampling and communications support - Surface water sampling at public beaches - MassDPH has establish surface water action levels of 20 ng/l - ERG is to develop sampling and analysis plan, decision making protocols, BOH update, virtual presentation, fact sheet and final reports - Hosting 2 in-person events featuring academic expert speakers • Used water filters not considered hazardous waste - Point-of-use treatment filters can be placed in non-recyclable waste stream - Point-of-entry treatment systems require professional replacement and disposal
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Minutes – BOH May 15, 2025 Adopted June 12,2025

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| | - Some manufacturers offer take-back programs for used filters |
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XXII. DIRECTOR'S REPORT

Discussion:	• Jerico Mele reported on Community Solutions for Behavioral Health initiatives - Four major components: youth homelessness, transportation relief, QPR training, and Narcan availability - Nantucket had first full year with no overdose deaths in quite some time - New accares.net resource directory uses natural language search to connect people with resources
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XXIII. ADJOURNMENT

Action:	Motion to adjourn at 7:13pm. (Motion by: Mckenna) (Seconded by: Cooper) Carried 5-0// MacNab, Cooper, Smith, Mckenna(Aye) Lepore (absent)
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Submitted by: Tomeka Gary