



BOARD OF HEALTH

~ MINUTES ~

Thursday, July 17, 2025

Meeting Trailer Room A, 131 Pleasant, 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: John Hedden, Chief Environmental Health Officer; Jerico Mele, Director of Human Service.

Remote Staff: Roque Miramontes, Director of Public Health; Andrew Shapero, Environmental Contamination Administrator; Tomeka Gary, Public Health Coordinator

Members attending: Ann Smith (Vice-chair), Meredith Lepore, Kerry McKenna, Jim Cooper, Thomas Dixon

Remote Members:

Public Participant: George Heufelder, Curtis Barnes, Don Bracken, Dan Mulloy, Darla Stuckey

I. PUBLIC ANNOUNCEMENTS

Announced that this meeting is being audio and video recorded

II. ELCTION OF OFFICERS

Action:	Motion to nominate Ann Smith to chair (Motion by: McKenna) (Second by:) Carried 5-0 // Smith, Lepore, McKenna, Cooper, Dixon (Aye) Motion to nominate Meredith Lepore to vice chair (Motion by: McKenna) (Second by: Cooper) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)
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III. PUBLIC COMMENT

Discussion	- Bruce Mandell raised concerns about Health Department being assigned enforcement of non-health related bylaws and regulations and that the Health Department lacks sufficient staffing, training, and budget for non-health enforcement duties - John Hedden recommended bringing this as agenda item for next meeting rather than discussing during public comment - Curtis Barnes requested STR protocol and fees be added to next month's agenda, noted Yarmouth and Barnstable health departments handle rental registrations. He emphasized year-round rental inspections should be priority over short-term rentals
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IV. APPROVAL OF MINUTES

Discussion:	
Action	Motion to approve the June 12 minutes with correction made by Kerry McKenna (Motion by: Lepore) (Seconded by: McKenna) Carried 4-0 // Smith, Lepore, McKenna, Cooper (Aye) Dixon recused himself Motion to approve the June 25 joint BoH and Select board minutes (Motion by: Lepore) (Seconded by: McKenna) Carried 4-0 // Smith, Lepore, McKenna, Cooper (Aye) Dixon recused himself

V. I/A SEPTIC SYSTEM PRESENTATION FROM MASSTC

Discussion:	- George Heufelder from Mass TC presented on IA systems, focusing primarily on nitrogen removal for Cape Cod and islands - Systems manipulate nitrogen cycle to achieve 20-30% natural denitrification in standard leach fields - Title 5 changed in 1995 from disposal code to treatment code due to water supply and embayment concerns - Nitrogen Sensitive Areas (NSAs) require the best available nitrogen technologies (Banner systems) 4 top-tier Banner systems available, with SeptiTech having 85% performance at 19 milligrams per liter
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	- Barnstable County tracking system publicly available showing system performance data - George recommended requiring Banner systems in NSAs and 11 milligrams per liter standard in marine watersheds - Seasonal use systems have 75% nitrogen reduction due to limited occupancy - More expensive systems cost \$28,000-\$80,000 compared to \$15,000 for basic systems
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VI. 259 MADAKET-SEPTIC LOAN REQUEST

Discussion:	Failed system in Madaket primary residence
Action:	Motion to approve the septic loan request (Motion by: Dixon) (Second by: Kerry) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)

VII. 24 ARKANSAS AVE-LOCAL UPGRADE APPROVAL-SEPTIC TANK SETBACK

Discussion:	- Local upgrade for approval of property line setbacks for the new tank - Don Bracken IA variance for a replacement of the existing system with an IA septic tank - lot's only 16 feet wide with very little space for the tank, so requesting variances to the neighbor's property lines 2 feet east and 4 feet west to install the system
Action:	Motion to approve (Motion by: Dixon) (Seconded by: Lepore) Carried 4-0// Smith, Lepore, Cooper, Dixon (Aye) McKenna recused himself

VIII. 13 WOODLAND DRIVE, LOT 5- NITROGEN LOADING CREDIT

Discussion:	- Dan Mulloy we have come before the board a few times, last meeting the board ask for a plan showing the anticipated building. - Septic design is the same as before only adding building footprints primary and second dwelling - Variance requested an increase from eight to twelve bedrooms - I/A system is one on the banner system - John Hedden believes if this is approved that there should be a deed restriction and not just say 12 bedrooms deed restrictions but 12 bedrooms as defined by the Nantucket Board of Health
Action:	Motion to approve based on deed restrictions that standard form and a performance standard of 19 milligrams per liter and that there is an annual review that is submitted to the health department. (Motion by: Dixon) (Seconded by: McKenna) Carried 4-1// Smith, McKenna, Cooper, Dixon (Aye) Lepore (Nye) Motion to have a supplemental meeting in August to discuss the variances and all septic information (Motion by: Lepore) (Second by: McKenna) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)

IX. 13 WOODLAND DRIVE, LOT 6- NITROGEN LOADING CREDIT

Discussion:	- Dan Mulloy this application is identical to the one you just approved of. The only difference is variance request an increase from four to seven bedrooms - Darla Stucky brought up that in other town meeting that this is a 1 acre lot and did not have any frontage so it could not be built on and then asked how big the lot is. - Dan Mulloy stated that it is 47,000 and that the owner is working on the zoning issues with terms of the access and frontage but then stated that we are in front of the board for septic approval not zoning - John Hedden asked if the lot is recorded with the registry and Dan Mulloy did not know if it was - Ann Smith wanted to defer on this due to it being to complicated, if the property can be built on or if it is recorded and should the board be giving their opinion on the size of the septic system
Action:	Motion to continue this until August regular scheduled meeting (Motion by: Dixon) (Seconded by: Cooper) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)

X. ENVIRONMENTAL CONTAMINATION ADMINISTRATOR UPDATE

Discussion:	- Andrew Shapero reported 2 new imminent hazard detections: 171 parts per trillion on Oak Hollow Lane and 87 parts per trillion on Hummock Pond Road - MassDEP also identified 1 additional exceedance at 20.1 parts per trillion and 8 detects below state standard - Since May meeting, 66 additional samples collected through voluntary program and property transfers 2 detections above 20 parts per trillion maximum contaminant level on Thurston's Way and Bassett Road - In total, MassDEP sampled over 100 properties, town approaching 200 properties tested - New contamination buffer added for Bassett Road detection, expanding known contamination areas - Eastern Research Group sampled surface water at all public bathing beaches and additional locations
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X1. DIRECTOR'S REPORT

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Discussion:	• Jericho Mealy was introduced as the new Deputy Health and Human Services Director • Health Department launched Instagram account for public health messaging • 5-year tick-borne illness study beginning this month • Golf club grant received to supplement childhood vaccine program • Lone Star ticks present on island, concentrated near Tuckernuck with increased Ehrlichiosis and BEUS diagnoses reported • Community mental health needs assessment vendor selected, primary data collection expected to start in October
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XII. ADJOURNMENT

Action:	Motion to Adjourn at 7:18pm. (Motion by: Lepore) (Seconded by: McKenna) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)
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Submitted by: Tomeka Gary