



BOARD OF HEALTH

~ MINUTES ~

Thursday, August 21, 2025

Meeting PSF Community Room, 4 Fairgrounds Road, 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; Tomeka Gary,

Remote Staff: Jerico Mele, Deputy Director of Health and Human Service; Andrew Shapero, Environmental Contamination Administrator;

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

Remote Members: Kerry McKenna arrived at 4:06 PM

Public Participant: Meg Ruley, Kathy Baird, Don Bracken

I. PUBLIC ANNOUNCEMENTS

Announced that this meeting is being audio and video recorded

II. UPDATE on PUBLIC COMMENTS QUESTIONS FROM PRIOR BOARD OF HEALTH MEETING

Discussion:	• 1,347 STRs currently registered on Nantucket as of August 18th, 2025 • Gross STR registration fee totals \$336,750 for fiscal year 2025 (1,347 properties × \$250 fee) • Health department does not conduct routine STR inspections—only responds to complaints as needed under Chapter 338 • Building department is responsible for routine STR inspections per building code requirements • 5 complaints received through dedicated STR complaint hotline • Health department does not have separate budget for STR administration—incorporated into regular workload • Department in final stages of hiring short-term rental community liaison for dedicated STR work
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III. PUBLIC COMMENT

Discussion	• Meg Ruley asked the BOH if they will be adding to the Short term rental permit if the applicant has a well water on their property.
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IV. APPROVAL OF MINUTES

Discussion	
Action:	Motion to approve the minutes with John Hedden modification (Motion by: Dixon) (Seconded by: Lepore) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)

V. BEACH WATER PFAS SAMPLING -UPDATE FROM ERG

Discussion	• Dr. Rebecca DeVries presented first round of surface water and foam sampling results from 21 locations around island • 9 of 21 locations showed no PFAS detection, including 2 background sites 1 mile offshore • PFOA detected most frequently at 10 of 21 locations with maximum concentration of 3.9 nanograms per liter • All individual PFAS results fell below DPH screening value of 20 nanograms per liter for surface water • Foam samples collected at 2 locations (Madaket Harbor and Sesachacha Pond) showed 20 different PFAS compounds • Foam concentrations reached up to 30,000 nanograms per liter—significantly higher than surface water samples • Second round of sampling scheduled for last week of August 2025 with final report on this work expected in October • Town issuing foam advisory August 26th, 2025 recommending residents avoid direct contact with foam including keeping pets away from foam, due to high PFAS levels detected in the foam samples
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VI. 24 RIDGE LANE 38 116- SEPTIC LOAN REQUEST, SEPTIC REPAIR	
Discussion	• Loan request for a septic loan • The property is the primary residency
Action:	Motion to approve (Motion by: Cooper) (Seconded by: Lepore) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)

VII. WICKED ISLAND BAKERY-VARIANCE REQUEST FROM HAIR RESTRAINTS	
Discussion	• Heather Woodbury requested variance for front-of-house employees from hair restraint requirements under code FC-2.02-40211 • Bakery operated since March 2013 with 30-inch tall glass sneeze guard and staff maintaining hair tied up • The Board of Health will determine the classification of the wait staff on the January 2026 meeting.
Action:	Motion to approve the variance for a year and put on the agenda for the January 2026 agenda (Motion by: Dixon) (Seconded by: Lepore) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)

VIII. 13 WOODLAND DRIVE, LOT 6 (79-208)- NITROGEN LOADING CREDIT	
Discussion	• Dan Mulloy requested to a continue until next month meeting
Action:	Motion to continue 13 Woodland Drive until September meeting (Motion by: Smith) (Seconded by: McKenna) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)

IX. 12 BALTIMORE ST 60.2.4-75- VARIANCE REQUEST, CHAPTER 303 MADAKET WATERSHED & LOCAL UPGRADE APPROVAL	
Discussion	• Don Bracken presented 12 Baltimore Street upgrade from 3-bedroom system to accommodate reconstruction • New Title V system includes Septi-tech denitrification and standard soil absorption system • Variance requested for 62 feet from well at 2 Tennessee Ave (state minimum 100 feet required) • Property setback relief requested: 10.5 feet from 3A Street and 203 feet from nitrogen sensitive area • Board approved with deed restriction limiting to 3 bedrooms maximum
	Motion to approve with a deed restriction of 3 bedrooms (Motion by: Cooper) (Seconded by: Dixon) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)

X. 113 HUMMOCK POND ROAD (56/59)-VARIANCE REQUEST SEPTIC WETLANDS SETBACK AND SEPARATION TO GROUNDWATER	
Discussion	• Don Bracken presented 113 Hummock Pond variance request for 3-foot separation from perched groundwater table (local regulation requires 5 feet) • septic system post 1995 with certificate of compliance from 2002 • Perched water table at 20 inches below ground, static groundwater 20 feet below proposed system • Don Bracken explained \$188,000 system cost without variance, \$30,000 savings with approval
	Motion to continue until next months meeting to gather more information (Motion by: Lepore) (Seconded by: Dixon) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)

XI. STR ENFORCEMENT DISCUSSION	
Discussion	• Health department enforces regulations within expertise and resource capabilities • Registration compliance improved from approximately 150 properties in October 2024 to 1,347 currently registered • Quarterly electronic reporting now required including listing location, rental nights, and operator contact information • Attestation required during renewal process for 2026confirming compliance with Chapter 338 rules • David Iverson requested town council send letter to platforms (Airbnb, VRBO) requiring display of local registration numbers • Kathy Baird reported platforms are aware of Nantucket regulations and implementing notification campaigns • Board discussed potential need for coordination meeting with fire department, building department, and legal counsel

XII. RENTAL INSPECTION DISUSSION

Discussion	- Health department does not conduct routine STR inspections—only responds to complaints as needed under Chapter 338 - The building department handles routine STR inspections per building code requirements
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XIII. PUBLIC HEARING FEE SCHEDULE UPDATE

Discussion	- John Hedden presented an updated fee schedule based on median time calculations for permits and inspections - Operating without a permit fee changed from 4 times permit cost to flat \$500 for administrative efficiency - New fees incorporate office time, plan review, travel, inspections, and correspondence - Fee schedule comparison showed Nantucket fees generally lower than 80% of comparable towns
	Motion to delay vote until September BOH meeting to allow for more community input (Motion by: Lepore) (Seconded by: Dixon) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)

XIV. ENVIRONMENTAL CONTAMINATION ADMINISTRATOR UPDATE

Discussion	- New imminent hazard detection of 467 parts per trillion in Hummock Pond/Oak Hollow area - MassDEP conducted sampling at 4 additional homes with 2 resamples during August visit - New detection above 20 parts per trillion standard on Corvi Way forwarded to MassDEP - Health department exceeded 200 PFAS data points with expectation of 300 within couple months - TRC contract results on PFAS fingerprinting expected at next meeting or October - Andrew Shapiro will send a letter to the public schools informing them of PFAS detection on Corby Way and encouraging water testing, given their proximity within one mile of the detection site
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XV. DIRECTOR REPORT

Discussion	- Dr. Sam Telford Tufts University was on July 31st and August 1st enrolling participant that are year around resident on Nantucket for a zoonotic study. - Blood was drawn and surveyed information collected to examine the existence of past infections. He will be back in October to continue enrollment - About 200 or more participated and the study will be conducted over 5 years. - Director Miramontes indicated that this study will provide an indication of what level of exposure we will have to tick borne diseases - Health Department published Wastewater Surveillance results online with the expansion of COVID added Flu, RSV and some high-risk substances which has gotten a lot of media attention - Created narrative around why we are doing it, why it is important, and how it will be used - These results will be updated regularly - Health Department summer intern Isabelle Urban has completed her internship. - She was involved in a number of health department activities including beach sampling and creating best practice to improve vaccine update on the island. - We have began purchasing Flu vaccine but not COVID because the state has not made it available yet - Funding was lost /stopped that was used previously to outsource vaccine clinics on the island. The Town will need to conduct these clinics with locally available staff and resources. - A new nominee is needed for the cannabis advisory committee, The board of health member, Jim Cooper was previously on it and the term has expired
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XVI. ADJOURNMENT

Action:	Motion to Adjourn at 7:27 pm. (Motion by: Lepore) (Seconded by: Dixon) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)
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Submitted by: Tomeka Gary