

MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting **notices and agenda** must be filed and time stamped with
Town Clerk's Office and posted at least 48 hours prior to the meeting
(excluding Saturdays, Sundays and Holidays)

RECEIVED

2025 NOV 03 PM 02:23
NANTUCKET TOWN CLERK
Posting Number:T 901

Committee/Board/s	Capital Program Committee
Day, Date, and Time	Thursday, November 6, 2025 @ 2:00 PM
Location / Address	IN-PERSON PARTICIPATION at 131 Pleasant Street, Room A (Trailer) REMOTE PARTICIPATION VIA ZOOM The meeting will be aired at a later time on the Town's Government TV YouTube Channel https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUHIxA
Signature of Chair or Authorized Person	Susan M. Carmel

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/88025745204?pwd=FocbSdw3eTYnbMCrd7Aqbiie5SseaC.1>

Meeting ID: 880 2574 5204

Passcode: 882039

1. Call to Order, Roll Call
2. Audio/Video Announcement
3. Approval of Agenda
4. Public Comment
5. FY27 Capital Requests and Out-year Discussion: Town Admin, Finance and Housing
6. Discuss Meeting Schedule
7. Review and Discussion on Open Items
8. Committee Reports
 - a. Review and Discussion of CRAC 3rd Quarter report

9. Date of Next Meeting: Thursday, November 13, 2025 at 2:00pm

10. Adjournment

Town of Nantucket, Massachusetts
Capital Improvement Plan
FY27 thru FY36

Finance Department													
Project Name	#	Priority	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	TOTAL
Enterprise Resource Planning (ERP) Review	ADMIN-27-007	medium	75,000	1,500,000	1,500,000	-	-	-	-	-	-	-	3,075,000
Finance Department Total													
Housing													
Project Name	#	Priority	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	TOTAL
Town Employee Housing: Design and Construction	HOUS-25-001	high	7,000,000	-	-	-	-	-	-	-	-	-	7,000,000
Housing Total			7,000,000	-	-	-	-	-	-	-	-	-	7,000,000
Town Administration													
Project Name	#	Priority	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	TOTAL
Central Municipal Building	ADMIN-17-004	high	-	-	-	-	56,000,000	-	-	-	-	-	56,000,000
Town-wide Document Management System	ADMIN-20-003	medium	250,000	250,000	500,000	500,000	500,000	500,000	500,000	-	-	-	3,000,000
New Senior Center Design & Construction	ADMIN-20-005	high	-	5,000,000	45,000,000	-	-	-	-	-	-	-	50,000,000
Intermodal Transportation Center	TRAN-19-001	medium	-	-	-	30,000,000	-	-	-	-	-	-	30,000,000
Town Administration Total			250,000	5,250,000	45,500,000	30,500,000	56,500,000	500,000	500,000	-	-	-	139,000,000

Coastal
Resilience
Advisory
Committee
(CRAC)

3RD QUARTER
REPORT TO
SELECT BOARD
FOR JULY-
SEPTEMBER 2025

**COASTAL
RESILIENCE
ADVISORY
COMMITTEE**

Francis St. Beach Improvement Project Update



- Coastal modeling showed each design is effective, so decision is based on visual appearance
 - Adjacent connections are important
 - Project reduces water velocity
- Washington St. Collaborative Workgroup voted on moving the dune swoop to 30% designs

- Next step:
 - Schematic design
 - Cost analysis
 - Operation and maintenance plan





- Road Raising to 8.0 feet
NAVD88**



HIGHLIGHTS FROM THE QUARTER

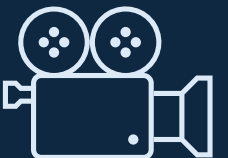
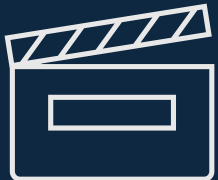
- Appointment of officers
 - Peter Brace, Chair
 - Dr. Sarah Bois, Vice Chair
 - Tim Braine, Secretary
- Proclaimed September Climate Change Awareness Month
- Discussed and generated 2025 priority projects list
- Generated a pitch for a coastal resilience film
- **~\$375,000 grant from CZM for Surfside WWTF resiliency**



Outreach Ideas

July 8, August 12, September 9

- Decided a film about coastal resiliency would be most affective to reach and captivate the community to:
 - Highlight the work Town is doing related to coastal resiliency
 - Highlight CRAC as an entity and what they do
 - Educate the community on coastal risks and how to mitigate risks
 - Bolster voter support
 - Leave viewers feeling hopeful but a call to action
- 3 different film lengths for website, advertisement (Dreamland, ferries), & social media

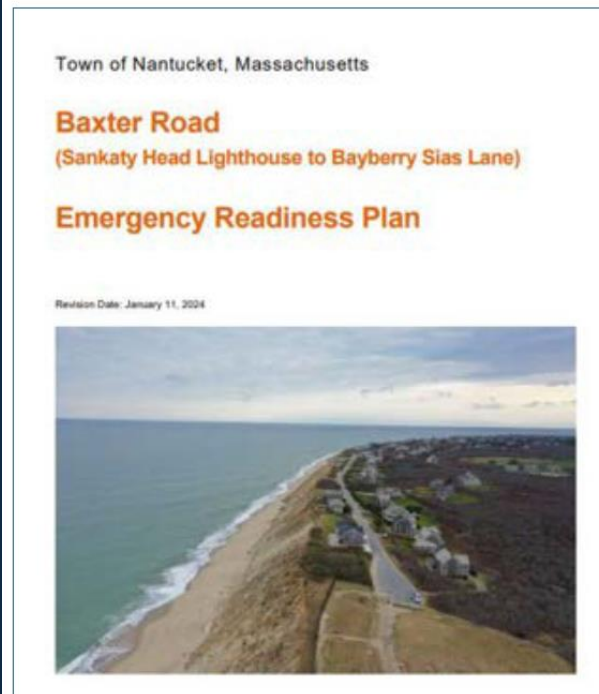


Presentation on Baxter Rd Alternative Access by Vince Murphy

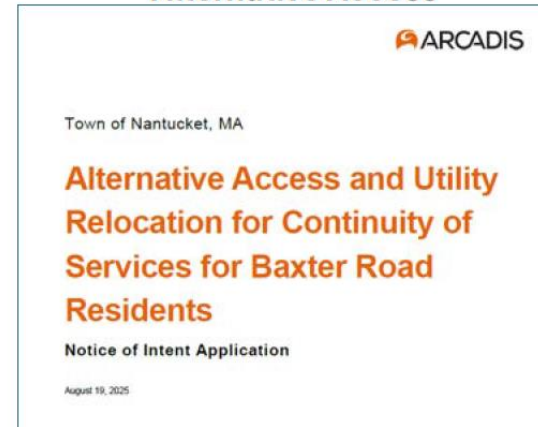
Sept. 9th

Plans and backup plans

Emergency Access Plan

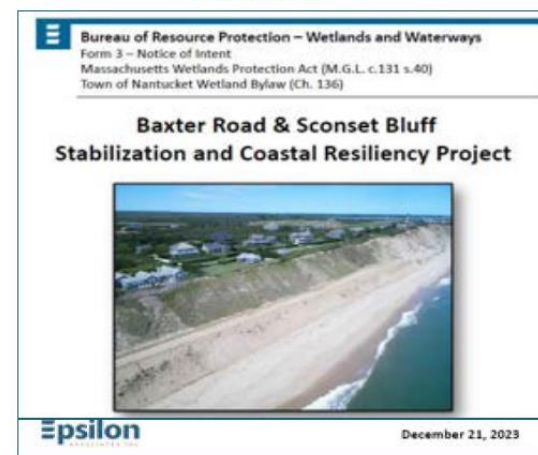


Alternative Access



In case of road failure
or either project failure

Geotubes



CRP Project Status Presentation by Leah Hill

August 12



ISLAND-WIDE (section 06)	Strategy ID		Strategy or Project Title	Near-Term Strategy Project Description	Type	Estimated Cost	Estimated Benefits	Target Implementation Date
		1-1	Community Outreach on Property Owner Resilience Best Practices	Comprehensive outreach program to at risk home and business owners to raise risk awareness and provide guidance on best practices for reducing coastal risks for private properties.	Non-structural	Staff and Volunteer Time	N/A	2023, Ongoing
		1-2	Updates to Zoning By-Law	Updates to the zoning by-law to encourage resilient design and limit investment in areas of high coastal risk.	Non-structural	Staff and Volunteer Time	N/A	2025
		1-3	Updates to Wetland Ordinance and Regulations	Updates to the Nantucket wetlands by-law and regulations to encourage resilient and low impact design in resource adjacent areas while limiting impacts on resource areas.	Non-structural	Staff and Volunteer Time	N/A	2025
		1-4	Strategic Retreat and Relocation Program	Develop and administer island-wide approach for pursuing strategic retreat and relocation in areas of priority coastal risks with an ongoing focus on risk communication and property owner outreach and education.	Non-structural	Staff and Volunteer Time	N/A	2024, Ongoing
		1-5	Coastal Resilience & Sustainability Interdepartmental Working Group	Governance approach to encourage inter-departmental collaboration and coordination on issues related to coastal resilience and sustainability.	Non-structural	Staff and Volunteer Time	N/A	2022, Ongoing
		1-6	Joint Staff Review of Development Proposals	Governance approach to maximize opportunities for coordinated decision-making and consistent customer communication by Town staff, particularly for projects located in or impacting coastal areas.	Non-structural	Staff and Volunteer Time	N/A	2022, Ongoing
		1-7	Coastal Resilience and Sustainability Program	Governance approach to establish a formal program with necessary resources for managing coastal resilience and sustainability projects and programs across the island.	Non-structural	Staff and Volunteer Time	N/A	2023, Ongoing
		1-8	Shoreline Change Monitoring Program	Employ mobile technology and other tools to engage community members in the process of monitoring shoreline change at pilot projects and across the island.	Non-structural	Staff and Volunteer Time	N/A	2024, Ongoing
		1-9	Sediment Sourcing and Transport Study	Island-wide data collection and planning approach to identify sediment sources and define sediment movement across the island at various spatial and temporal scales in order to inform the design and planning of future sediment management projects.	Non-structural	High: \$1M Low: \$800K O&M: NA	N/A	2024
		1-10	Stormwater Management Plan	Planning step to evaluate stormwater management issues across the island and identify recommendations for reducing stormwater flooding and improving water quality.	Non-structural	High: \$650K Low: \$400K O&M: NA	N/A	2025
		1-11	Sediment Budget	Planning step to develop an operational sand budget for recommended shoreline projects.	Non-structural	High: \$250K Low: \$100K O&M: NA	N/A	2024
		1-12	Stormwater By-Laws Assessment	Planning step to conduct an assessment of existing by-laws for opportunities to encourage stormwater management best management practices (BMPs).	Non-structural	High: \$50K Low: \$20K O&M: NA	N/A	2025
		1-13	Stormwater By-Law and Regulations Update	Updates to stormwater management by-law and regulations to encourage best management practices (BMPs) that address water quality and quantity issues.	Non-structural	Staff and Volunteer Time	N/A	2025
		1-14	Update locally-adopted sea level rise scenarios and Best Available Flood Hazard Data	Adopt sea level rise scenarios provide by the Commonwealth of Massachusetts and Massachusetts Coastal Flood Risk Model as the best available local flood hazard data.	Non-structural	Staff and Volunteer Time	N/A	2022
	Project Priority		01	02	03			

In development

Underway

Complete or ongoing

DOWNTOWN
(section 07)

Project Priority

Strategy ID	Strategy or Project Title	Near-Term Strategy Project Description	Type	Estimated Cost	Estimated Benefits	Target Implementation Date
2-1	Steamboat Wharf Resilience	Work with the Steamship Authority to develop adaptation plan for Steamboat Wharf with the preferred option of elevating the pier above future mean monthly high water. Building scale measures can be implemented on the wharf over time to reduce risk from coastal storms. The strategy should be integrated with the design of the Downtown Coastal Flood Barrier System (Strategy 2-2) to maintain access from Broad Street onto the Wharf. Final approach will need to be planned and design by the Steamship Authority but close coordination with Town resilience planning will be critical to a successful resilience strategy.	Structural	High: \$120M Low: \$110M O&M: \$1.3M	\$19,000,000	2030
2-2	Downtown Neighborhood Flood Barrier - Later Project Phases	The barrier system, which includes the first phase project described as Strategy 2-6, includes a number of elements to be implemented over time to provide comprehensive effective flood risk reduction against future mean monthly high water. The elements include raised roadways, raised bulkheads, reinforced dunes, and flood walls. The overall approach recommends passive measures that are integrated with the existing built environment, while maintaining access to key waterside facilities such as the Children's Beach Boat Ramp, Steamboat Wharf, Straight Wharf, and the Town Pier. Implementation of the approach can be phased over a period of 10 to 15 years, focusing on the lowest lying areas first, such as Easy Street (Strategy 2-6). As the project is implemented, stormwater management needs will need to be studied and addressed via new drainage infrastructure.	Structural	High: \$170M Low: \$150M O&M: \$1.9M Note that these cost estimates include costs for the Phase 1 project (Project 2-6)	\$320,000,000	2050
2-3	Easton Street and Hulbert Avenue Road Raising	Road raising project to prolong service life of Easton Street and Hulbert Avenue for emergency and everyday access in Brant Point	Structural	High: \$140M Low: \$130M O&M: \$1.6M	Not quantified; qualitative benefits include prolonging emergency and everyday access for Brant Point	2050
2-4	Washington Street Extension and Consue Springs Walkway Raising	Road raising to prolong service life of Washington Street Extension and public access in Consue Springs	Structural	High: \$65M Low: \$58M O&M: \$720K	Not quantified; qualitative benefits include prolonging public access to Consue Springs natural area	2050
2-5	Building Scale Resilience at 37 Washington Street	Pilot project to showcase building-scale resilience best practices on a Town-owned facility, including potentially elevation of critical systems, protection of sensitive equipment and documents, and deployable flood risk reduction measures. The first step in this recommendation is a site-specific study to determine the appropriate risk mitigation approaches for this structure.	Structuvral	High: \$150K Low: \$50K O&M: NA	Not quantified; benefits are dependent on risk mitigation strategy developed through recommended site-specific study.	2024
2-6	Downtown Neighborhood Flood Barrier - Phase 1 Project	Phase 1 project to advance through feasibility and design a near-term project focused on the most vulnerable location along the planned extent of the Downtown Neighborhood Flood Barrier. The Phase 1 project should focus on the coastal segment located along Easy Street from Straight Wharf to Steamboat Wharf and may include raised bulkheads, sidewalks,	Structural	High: \$13M Low: \$12M O&M: \$150K Note that these cost estimates	\$120,000,000	2025

In development Underway Complete or ongoing MADAKET (section 07) Project Priority 01 02 03	Strategy or Project		Estimated		Estimated		Target
	Strategy ID	Title	Near-Term Strategy Project Description	Type	Cost	Benefits	Implementation Date
	3-1	Madaket Road Raising and Bridge Conversion	Road raising project with conversion of existing culverts with bridges, with goal of prolonging service life of Madaket Road to provide access to and from Madaket, while advancing ecological restoration objectives for Long Pond.	Structural	High: \$40M Low: \$36M O&M: \$440K	\$6,200,000 – \$17,600,000	2030
	3-2	Ames Avenue Bridge Resilience	Maintain bridge for access to Smith's Point while protecting it from coastal erosion and flooding through dune restoration (see project 3-4). Continue maintenance and monitoring of existing Ames Avenue Bridge, with future elevation or relocation if necessary based on service population.	Nature-Based	See strategy 3-4	See strategy 3-4	2025
	3-3	F Street Boat Ramp	Prolong service life of public boat ramp by elevating the top of the boat ramp, surrounding infrastructure, and access from F Street. Consolidate Madaket boat ramps in this location once loss of service is experienced at Jackson Point boat ramp.	Structural	High: \$5.1M Low: \$4.5M O&M: \$57K	Not quantified; qualitative benefits include prolonging public boating access to Hither Creek and Madaket Harbor	2050
	3-4	Madaket Erosion Management Pilot and Ames Avenue Bridge Protection	Dune restoration along shoreline from Madaket Road / Ames Avenue intersection to Esther's Island. Project involves natural dune construction techniques of sand and vegetation with fencing as needed. Project includes need for ongoing nourishment and maintenance of the dune at an interval determined through the design process.	Nature-Based	High: \$96M Low: \$86M O&M: \$1.1M	\$51,000,000	2025
	3-5	Department of Public Works Facility and Landfill Resilience	Building scale resilience and operational resilience planning to reduce risk of damage and limit disruption to core operations at the facilities. The first step in this recommendation is a site-specific study to determine the appropriate risk mitigation approaches for the facility.	Structural	High: \$300K Low: \$150K O&M: NA	Not quantified; benefits are dependent on risk mitigation strategy developed through recommended site-specific study.	2024

-  In development
-  Underway
-  Complete

NANTUCKET

HARBOR & COATUE

(section 07)

- Project Priority
- 01
- 02
- 03

Strategy ID	Strategy or Project Title	Near-Term Strategy Project Description	Type	Estimated Cost	Estimated Benefits	Target Implementation Date
 4-1	Polpis Road Raising and Bridge Conversion at Folger's Marsh	Road raising project with conversion of existing culverts with bridges, with goal of prolonging service life of Polpis Road, while advancing ecological restoration objectives for Folger's Marsh.	Structural	High: \$21M Low: \$18M O&M: \$230K	\$5,800,000 – \$14,250,000	2035
 4-2	Polpis Road Raising, Culvert Expansion, and Wave Attenuation at Sesachacha Pond	Road raising, expansion of culverts or replacement with bridge, and installation of living breakwaters to reduce wave exposure, with goal of prolonging service life and maintaining emergency roadway access along Polpis Road, while advancing ecological restoration objectives for Sesachacha Pond.	Structural, Nature-Based	High: \$45M Low: \$40M O&M: \$500K	\$3,000,000 – \$11,000,000	2035
 4-3	Coatue Erosion Management and Dune Resilience	Dune restoration and wetland creation/enhancement to reinforce narrow low-lying sections of barrier island, between Five Fingered Point and Bass Point and between First Point and Second Point, to prevent washover and/or breaching into the harbor. Monitor performance of approach to assess need for ongoing nourishment and/or adaptation to higher design elevations.	Nature-Based	High: \$41M Low: \$36M O&M: \$450K	Not quantified; qualitative benefits include ecological restoration and potential for reduced long-term flooding impacts in the Harbor as well as reduced impacts to fisheries, habitat, and navigation.	2025
 4-4	Numerical Modeling Study of Coatue Breaching	Numerical modeling study to evaluate the likelihood and consequences of Coatue breaching for the Harbor and surrounding communities, including impacts to habitat and navigation, in order to inform decisions about future adaption measures on Coatue.	Non-structural	High: \$250K Low: \$100K O&M: NA	NA	2026

 In development

 Underway

 Complete

SCONSET
(section 07)

Project Priority

- 01
- 02
- 03

Strategy ID	Strategy or Project Title	Near-Term Strategy Project Description	Type	Estimated Cost	Estimated Benefits	Target Implementation Date
5-1	Sconset Bluff Dune Restoration	Dune restoration and construction to mitigate bluff erosion and increase resiliency. Natural dunes with vegetation are appropriate. Project includes need for ongoing nourishment and maintenance of the dune at an interval determined through the design process.	Nature-Based	High: \$16M Low: \$14M O&M: \$180K	Not quantified; qualitative benefits include reduced long-term risk of erosion impacts to private residences and public infrastructure in Sconset.	2030
5-2	Codfish Park Dune Restoration	Dune restoration and construction to manage and slow bluff erosion. Natural dunes with vegetation are appropriate. Project includes need for ongoing nourishment and maintenance of the dune at an interval determined through the design process.	Nature-Based	High: \$21M Low: \$19M O&M: \$240K	\$7,000,000	2030
 5-3	Baxter Road Relocation Planning	Planning for and implementation of road relocation, including acquisition of easements, access and maintenance agreements, finalization of road alignment, and development of final designs for construction.	Structural	High: \$30M Low: \$25M O&M: \$600K	N/A	2030
 5-4	Sconset Bluff Nearshore Breakwaters Feasibility Study	Conduct detailed feasibility study to assess technical constraints, potential impacts, and benefits and costs of nearshore breakwaters along the Sconset Bluff. [No Title]	Non-Structural	High: \$800K Low: \$600K O&M: NA	N/A	2025



In development



Underway



Complete

Strategy ID	Strategy or Project Title	Near-Term Strategy Project Description	Type	Estimated Cost	Estimated Benefits	Target Implementation Date
6-1	Nantucket Memorial Airport Dune Restoration	Dune restoration and construction to reduce risk of erosion to critical infrastructure. Hard core dunes are appropriate in this location given risk to critical facilities. Project includes need for ongoing nourishment or installation of near-shore underwater sand berm.	Nature-Based	High: \$28M Low: \$25M O&M: \$310K	Not quantified; qualitative benefits include long-term mitigation of risk to airport infrastructure and assets, which could result in loss of service at the airport.	2035
 6-2	Surfside Wastewater Treatment Plant Dune Restoration	Dune restoration and construction to reduce risk of erosion to critical infrastructure. Hard core dunes are appropriate in this location given risk to critical facilities. Project includes need for ongoing nourishment or installation of near-shore underwater sand berm. Strategic relocation alternatives for settling tanks closest to the coast at the wastewater treatment facility should be pursued in parallel.	Nature-Based	High: \$38M Low: \$33M O&M: \$420K	Not quantified; qualitative benefits include long-term mitigation of risk to infrastructure and assets, which could result in loss of service for the WWTF.	2025
 6-3	Tom Nevers Field Erosion Mitigation Pilot Project	Pilot program of dune restoration, sand fencing, and beach nourishment. Monitoring program to evaluate how well the pilot project performs to inform future investment in Tom Nevers Park, as well as erosion management elsewhere on the island.	[No Title] Nature-Based	High: \$18M Low: \$16M O&M: \$200K	\$7,100,000	2025
6-4	Surfside Emergency Access Planning	Develop emergency access and service plan for Surfside Neighborhood to ensure access to coastal areas in event of loss of service along Nonantum and Nobadeer Avenues, particularly near Lovers Lane.	Non-structural	Staff and Volunteer Time	N/A	2025
 6-5	Sheep Pond Road Relocation Study	Planning step to work with property owners and Nantucket Conservation Foundation to develop and implement plan for relocation of public infrastructure on Sheep Pond Road.	Non-structural	Staff and Volunteer Time	N/A	2023

SOUTH SHORE

(section 07)

Project Priority

01

02

03

-  In development
-  Underway
-  Complete

NORTH SHORE
(section 07)

Project Priority
010203

Strategy ID	Strategy or Project Title	Near-Term Strategy Project Description	Type	Estimated Cost	Estimated Benefits	Target Implementation Date
7-1	North Shore Dune Restoration and Nourishment	Targeted dune restoration and construction to reduce risk of erosion along the North Shore, building on dune restoration strategies adopted by existing private property owners in area. Project includes need for ongoing nourishment or installation of near-shore underwater sand berm at key locations.	Nature-Based	High: \$38M Low: \$34M O&M: \$420K	\$16,000,000	2035
7-2	Sand Pumping Feasibility Study	Study the feasibility and impacts of a sand pumping and by-pass systems to connect sand sources from inlet to the North Shore.	Non-structural	High: \$250K Low: \$100K O&M: NA	N/A	2027

[No Title]

27/40 recommendations are in development, underway, or complete since the plan was endorsed in 2022

CRAC's 2024 Prioritization List

- #1-3 Retreat and relocation program
 - a. #1-2 Zoning bylaw updates
 - b. #6-4 Surfside emergency access
- #6-2 Surfside wastewater treatment plant dune restoration
- #2-1 Steamboat Wharf Resilience
- #3-5 DPW and Landfill Resilience
- #1-10 Stormwater Management Plan
 - a. #1-12 Stormwater by-laws assessment
 - b. #1-13 Stormwater by-law and regulations update
- #3-1 Madaket road raising and bridge conversion
- #3-2 Ames Ave bridge
- #4-4 Numerical model of Coatue breaching
- #1-11 Sediment budget
- #4-1 Bridge conversion at Folger's Marsh
- #3-4 Madaket Erosion pilot

CRAC's 2025 Prioritization List

- #1-10 Stormwater Management Plan
 - a.#1-12 Stormwater by-laws assessment
- #1-2 Zoning bylaw updates
- #3-1 Madaket road raising and bridge conversion
- #2-1 Steamboat Wharf Resilience
- #4-4 Numerical model of Coatue breaching
- #4-1 Bridge conversion at Folger's Marsh
- #3-2 Ames Ave bridge
- #3-4 Madaket Erosion pilot
- #3-5 DPW and Landfill Resilience

In Progress from 2024 list: Easy St., Retreat and Relocation Program, Surfside wastewater treatment plant dune restoration, Sediment budget

REQUESTS AND RECOMMENDATIONS

- Continue to investigate funding mechanisms for future construction projects to help offset expensive capital requests. The goal is to keep importance of funding at the top of the list.

Are there current or upcoming issues for which the Select Board would like the CRAC's advice?

The Coastal Resilience Advisory Committee generally meets on the **second** and **fourth Tuesday** of each month at 10 am via Zoom. Meeting notices and agendas are posted on the Town's website at:
<https://nantucket-ma.gov/crac>

Contact Leah Hill, Coastal Resilience Coordinator,
lhill@nantucket-ma.gov

The logo for the Coastal Resilience Advisory Committee. It features the words "COASTAL", "RESILIENCE", "ADVISORY", and "COMMITTEE" stacked vertically in a bold, sans-serif font. The text is white on a dark blue background. A stylized white wave graphic is positioned behind the word "ADVISORY".

**COASTAL
RESILIENCE
ADVISORY
COMMITTEE**