



BOARD OF HEALTH

~ MINUTES ~

Thursday, September 18, 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; Jerico Mele, Deputy Director of Health and Human Service; John Hedden, Chief Environmental Health Officer; Andrew Shaper Environmental Contamination Administrator

Remote Staff: Tomeka Gary, Public Health Coordinator; Jake Visco, Public Health Inspector; Sean Reid, Public Health Inspector; Heather Nardone, Public Health Inspector

Members attending: Ann Smith (chair), Meredith Lepore (Vice-chair) left at 5:44 pm, Kerry McKenna, Thomas Dixon

Remote Members:

Public Participant: Donald Bracken, Meg Ruley

I. PUBLIC ANNOUNCEMENT

II. PUBLIC COMMENT

Discussion:	Thomas Dixon would like to add to the October agenda STR platform with abiding to Chapter 123 and 338 and the registration number that may or may not be on the listing.

III. APPROVAL OF MINUTES

Discussion	
Action:	Motion to approve August 14 minutes with Thomas Dixon modification (Motion by: Dixon) (Seconded by: Lepore) Carried 4-0// Smith, Lepore, McKenna, Dixon (Aye) Motion to approve August 20 with Kerry McKenna modification (Motion by: McKenna) (Seconded by: Lepore) Carried 4-0// Smith, Lepore, McKenna, Dixon (Aye)

IV. BOARD OF HEALTH CANNABIS ADVISORY COMMITTEE NOMINATION

Discussion	Kerry McKenna volunteered to be the representative.
Action:	Motion to nominate Kerry to be the Cannabis Advisory Committee Representative (Motion by: Dixon) (Seconded by: Lepore) Carried 4-0// Smith, Lepore, McKenna, Dixon (Aye)

V. REVIEW AND CONSIDER SUPPORT FOR TOWN PFAS VISION & MISSION STATEMENT

Discussion:	- Vision focuses on creating healthier, safer Nantucket community through science-based environmental leadership - Mission emphasizes proactive, transparent approach to PFAS awareness and education - Kerry suggested adding collaboration language with MassDEP and other agencies - Board discussed need for follow-up implementation plans beyond mission statement
Public Comment:	- Meg Ruley points out the mission statement mentions clean water but does not say anything about the soil - Andrew Shaper said it could be changed to promote a clean environment
Action:	Motion to adopt with the change of clean water to clean environment sustainable practices and reduce PAS exposure at the end of the vision statement. (Motion by: Lepore) (Seconded by: McKenna) Carried 4-0// Smith, Lepore, McKenna, Dixon (Aye)

VI. 6 MAINE AVE 60.3.1/437-SEPTIC LOAN REQUEST, SEPTIC REPAIR	
Discussion	Continued due to incomplete application with conflicting information about primary residence status and missing failure documentation
Action:	Motion to have the chair approve the application upon the completeness if it fits what we've discussed (Motion by: Lepore) (Seconded by: McKenna) Carried 4-0// Smith, Lepore, McKenna, Dixon (Aye)

VII. 41 WASHINGTON AVE (3H ST) 601.12/66-SEPTIC LOAN REQUEST, SEPTIC REPAIR	
Discussion	- Loan request for a septic loan - The property is the primary residency
Action:	Motion to approve the loan request for 41 Washington Ave (Motion by: McKenna) (Seconded by: Lepore) Carried 4-0// Smith, Lepore, McKenna, Dixon (Aye)

VIII. 113 HUMMOCK POND ROAD (56/59)-VARIANCE REQUEST SEPTIC WETLAND SET BACK 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) - Ground water that is there is a perch ground water, actual ground water that is in the aquifer is about 20ft - Plan has been revised and add notes to specific as to the process for the removal of the clay and bringing in the sand - Prior to the system going in a test will be conducted with the presence of health department member
Action:	Motion to the variance with deed restriction to three bedrooms, health department inspection of house to ensure it is 3 bedrooms, excavation done with Health department and Title 5 clean sand requirement (Motion by: McKenna) (Seconded by: Dixon) Carried 4-0// Smith, Lepore, McKenna, Dixon (Aye)

IX. 12 NONANTUM AVENUE-WELL SETBACK VARIANCE	
Discussion	- Don Bracken is requesting a variance to the leeching catch basin that's across the street for 50ft instead of the 100 feet that the new well regulation - Don Bracken proposing a catch basin directly in front of the lot, closest to where the proposed well is going to go. - John Hedden would not recommend the variance based on the setbacks - The client is willing to convert the catch basin across the street to a solid catch basin and put a leeching pit in and have it connect outside the 100ft - Don Bracken will come back to the board with the plans drawn up to show catch basin connection outside the 100ft setback
	Motion to continue well setback variance until October meeting for 12 Nonantum(Motion by: Lepore) (Seconded by: Dixon) Carried 4-0// Smith, Lepore, McKenna, Dixon (Aye)

X. 12 NONANTUM AVENUE-SEPTIC VARIANCE FOR 1 BEDROOM SAS	
Discussion	- Don Bracken is asking for a variance setback for the proposed well that is on the property and not any other neighbors wells - John Hedden made it known that in the well regulation there is a exemption that lots created prior to 1990 could qualify for, the applicant would have to do there best if they cannot meet the septic leech field within the 300 ft of a well - John says they are doing the best they can and qualify for the exemption - For the one-bedroom variance all standards are met. 1. Would enforcement be manifest unjust considering all the facts. 2. Does the design ensure environmental protection equivalent to Title 5. 3. Is the denial of the variance deprive the applicant of beneficial use of the property. - Addition venting can be added in order to add more oxygen to the system per John Hedden recommended
	Motion to continue 12 Nonantum title 5 variance request until October meeting (Motion by: McKenna) (Seconded by: Lepore) Carried 4-0// Smith, Lepore, McKenna, Dixon (Aye)

XI.	
Discussion	Was removed from the agenda

XII. PUBLIC HEARING FEE SCHEDULE UPDATE	
Discussion	No public comment came forward since the August meeting about the change of fees

Minutes – BOH September 18, 2025 Adopted October 16,2025

	Fees will be effect January 1,2026
Actions.	Motion to close the public hearing (Motion by:) (Seconded by:) Carried 4-0//Smith, Lepore, McKenna, Dixon(Aye) Motion to approve the (Motion by: McKenna) (Seconded by: Lepore) Carried 4-0//Smith, Lepore, McKenna, Dixon(Aye)

XIII. ENVIRONMENTAL CONTAMINATION ADMINISTRATOR UPDATE

Discussion	- Andrew Shapiro reported 80+ new samples since last meeting Five new detections above 20 parts per trillion state standards on Macy's Lane, Somerset Lane, Nobska, Corby Way, and Long Pond Drive - Highest detection of 106 parts per trillion on Fulling Mill - new area of concern - Health Department sent letters to abutters within 500 feet ahead of MassDEP protocol - MassDEP found detects on Hummock Pond and Oak Hollow and exceedance of the state standard on Green Meadow during August 14th sampling - Over 400 properties now sampled island-wide - Draft fingerprinting analysis available online, full report expected next month
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XIV. DIRECTOR REPORT

Discussion	- Fall vaccine clinic planned for October 25th after federal guidance delays - Hospital providing flu vaccines at health fair, town focusing on COVID vaccines - Last year's clinics provided 605 COVID and 492 flu vaccines - Short-term rental community liaison starting September 29th - STR renewal reminders sent September 12th with follow-ups planned October 1st and 15th - Board discussed special meeting for camp variance requests in October, Roques Miramontes will let the board know about dates that will work for the meeting
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XV. ADJOURNMENT

Action:	Motion to Adjourn at 5:52pm. (Motion by: Dixon) (Seconded by: McKenna) Carried 3-0// Smith, McKenna, Dixon (Aye)
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Submitted by: Tomeka Gary