

Washington St. Workgroup Minutes
Friday, September 26th, 2025 at 11:00am
Hybrid: Zoom and in person at the Land Bank Office
Recording available here: <https://www.youtube.com/watch?v=Nj9JcMZaN4o&t=604s>
Packet available here:
<https://nantucketma.portal.civicclerk.com/event/18737/files/agenda/28270>

Members present: Malcolm MacNab, Nat Lowell, Matt Fee, Allen Reinhard

Members absent: John Stackpole

Staff present: Leah Hill (TN), Rachael Freeman (LB), Liz Phelps (LB) Vincent Murphy (TN), Chuck Larson (TN), Bob Bystrowski (TN), Adrienne (Pare), Joe Famely (WHG), Kirk Bosma (WHG), Laura Marett (SCAPE), Linh Pham (SCAPE), Kate Gliniak (SCAPE)

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT

- No public comments

2. APPROVAL OF MINUTES:

- No minutes to approve this meeting

3. FRANCIS STREET IMPROVEMENT PROJECT

- Schedule Update and Key Decisions
 - SCAPE presented an updated schedule and notes that the subsequent Workgroup meeting on Friday, October 3rd will require a vote between the updated Dune Swoop alternative and the Beach Overlook alternative. The vote will enable the project team to commence further schematic design development and the production of technical documents.
- Coastal Modeling Results and Takeaways
 - Woods Hole Group presented two types of coastal modeling conducted for both the Dune Swoop and Beach overlook scenario.
 - The modeling showed that there is very little difference between coastal erosion with slight variation between flood redirection (negligible).
 - The modeling parameters looked at establishing elevations between 5' and 8' for the dune areas with medium sized grain sand. The boundary conditions were for present day 100-year condition, 2030 2-year, 2030 10-year, 2050 10-year, 2050 100-year storm conditions.
 - 2050 100-year storm:
 - The energy of the storm is broken by the dune in place. Long-time shoreline rates of change are generally stable and there is very little movement.
 - There is a much higher occurrence of sediment over wash under existing conditions, with minimal maintenance requirements.
 - The landscape wall will limit sediment overwash and is recommended in all scenarios.

- Nat concerned over the accessibility of communicating this data to the public, WHG will work on making this information more accessible.
 - Public messaging: needs to be clear that water levels are changing; this project is intended to address that, but because we see patterns minimally, we understand that this project will be successful.
 - Looking at larger storm events, there is a concern over what will happen to the neighboring properties.
 - These models show that the flood volume and velocity are slightly reduced, however, the big caveat here is that the modeling has assumed that the neighboring properties are tying into the new dune contours on site and creating a protective barrier.
- Modeling demonstrates that no dune core is necessary but a landscape wall at the roadside of the site is strongly suggested to mitigate maintenance concerns of over wash onto Washington Street.
- Question raised about easterly storms and wind with high tides being the cause of the most significant impact on site. Woods Hole Group confirmed that these winds are accounted for in modeling efforts.
- Both design options are similar from a modeling perspective, and neither are significantly better or worse for the site.
- Takeaways from the modeling:
 - No recommendations of structural dune or seaward of the road.
 - Recommend for over wash and maintenance; last line of defense is the landscape wall.
 - Connections to neighboring properties are important and essential.
 - Dune Swoop and Beach Overlook provide no significant differences from a modeling perspective, so either design choice is ok to proceed with.
- Hazen and Sawyer presents on stormwater modeling results (Scenario 1 and Scenario 2) and present takeaways.
 - Overall goal of the stormwater system is to characterize amount or potential street floods and evaluate how much more drainage/storage is needed in the adjacent areas.
 - Stormwater modeling used industry standard storm events: 1-, 3-, and 5-inch storm; one every 6 months (1"), once per year (3"), and once in every 10 years (5").
 - Two scenarios:
 - Scenario 1: 3-inch rain event, bothersome but can be managed, validating that rain garden green infrastructure is worth pursuing further
 - Scenario 2: Demonstrates consolidation of pipes leads to flooding
 - Two main reasons for flooding in Scenario 2:
 - Francis St. pipe is not big enough; Meader St. catch basins are the lowest - lower than the lowest of Francis St and therefore reduces available pressure on Francis St.
 - Taking the outfalls away from either Meader St or Francis St does increase the flooding potential, however, green infrastructure in the

adjacent sites and in the salt marsh parking lot would alleviate some of the strain on the underground stormwater system. More modeling will need to be done to determine the capacity of the green infrastructure systems.

- Tide gates will make larger impact for future SLR, but is less effective for storms.
- Eventually it is recommended that more extensive drainage improvements be made as sea level rise and stormwater flood risk increases in the area.
- Discussion around stormwater management and the raising of Washington St.
 - Future raising Washington St. needs to be part of the modeling for stormwater management.
 - There is no negative condition for putting tide gates at the outfalls
- Discussion over pedestrian and bicycle circulation
 - The resource area comes right up to the edge of the curb along the road-side of the site; this poses a problem with ensuring accessible and safe access to the boardwalk along the road line.
 - Before the intersection was fixed, trucks needed the existing shoulder to make it down Washington St. – there are questions over if that shoulder is still necessary and how to improve the circulation for pedestrians remain.
 - SCAPE to explore how circulation can be improved to access the site.
- Next Steps
 - October 3rd meeting will see progress from the Pare team and updated sketches from the SCAPE team to facilitate voting.

4. NEXT MEETING: October 3rd, 2025

- October 10th meeting canceled

5. ADDITIONAL QUESTIONS, CONCERNS, OR FUTURE AGENDA ITEMS

6. ADJOURNMENT

- Unanimous approval