

Washington St. Workgroup Minutes
Friday, October 3rd, 2025 at 11:00am
Hybrid: Zoom and in person at the Land Bank Office
Recording available here: <https://www.youtube.com/watch?v=hOhfaYb8YIM>
Packet available here:
<https://nantucketma.portal.civicclerk.com/event/17710/files/agenda/28294>

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

Members absent: none

Staff present: Todd Turcotte (Pare), Adrienne Lennon (Pare), Lindsay Oisapio (Pare), Joe Famely (WHG), Kirk Bosma (WHG), Laura Marett (SCAPE), Linh Pham (SCAPE), Kate Gliniak (SCAPE), Rachael Freeman (LB), Leah Hill (TN), Chuck Larson (TN), Charles Johnson (TN), Bob Bystrowski (TN), Mike Burns (TN)

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

- SCAPE walks through schedule and coastal and stormwater modeling takeaways from the previous week's Workgroup meeting.
- PARE presents progress on the waterfront engineering studies:
 - Overview of grading of the dune for optimal function and in relation to adjacent properties and the boardwalk
 - Boardwalk needs to be less than 30" drop-off, recommended to grade at 18"
 - Per coastal modeling results, Pare recommends that the landscape wall along Washington St. to mitigate overwash also be a sheet pile wall parallel to the beach, which would hold back sand and grade to the neighbors property. This can support the adaption of Washington St. in the future if it is raised.
 - With regards to tying into adjacent properties, Pare recommends a temporary measure such as a geotube along the edge of the site to prevent the main dune from scour in the interim condition where the project is implemented and the adjacent neighbor has yet to implement their system.
 - Some concerns over maintaining the ADA accessibility up to EL. 9' NAVD88 and down to the beach
 - The dune would encroach into the MHW line, which would cause issues with permitting and beach nourishment requirements.
 - SCAPE notes that the grading will need to be coordinated more holistically across all teams following a vote and decision on the alternative.

- PARE speaks to permitting work that will be required:
 - Permitting thresholds are pretty standard for coastal work at this site. The design isn't going to influence permitting thresholds, but it is more of a matter of how much to fill in the resource area and how much we want to build up in that area.
 - In all design cases, we would be going beyond the historic high-water line.
 - Agencies that the project will require approval from include: USACE, DEP Waterways, Ch. 9, DEP Water Certification. For local permitting: Wetlands Protection Act, Nantucket Conservation Act, Division of Fisheries (consulted), Coastal Zone Management (through MEPA), HDC.
 - WHG wants to make sure the grading is well above the MHW line, no performance negatives to the dune.
 - WHG, Pare and SCAPE to have an additional meeting to discuss grading and coordinate on how to create more beach and hold grading and elevation requirements throughout the site.
- SCAPE presents the different circulation studies:
 - Town of Nantucket likes the alt 3 option, which shows creating a sidewalk on the other side of Washington St and creating a crosswalk across from the Salt Marsh Senior Center parking lot entrance.
 - Eventually there might need to be a path that extends along the road-side on the side of the site, however that poses issues with the current resource area delineation.
 - Town thinks that the shoulder is no longer necessary for large trucks to turn around because the intersection has been fixed but it should remain for bike pulloffs and the potential future designated bike lane down Washington St. discussed by Mike Burns the Town's transportation program manager.
 - It is noted that no decision needs to be made at this time, and that alternatives will continue be studied as Schematic Design progresses.
- SCAPE presents the design sketch updates -- integrating a pile-supported boardwalk with migrating dune resource area beneath, and a landscape wall -- of Dune Swoop and Beach Overlook for review and vote:
 - Discussion of the pros and cons each option: There is a need to look closer at the future connections, the placement of the stairs down to the beach, getting up to El. 9' NAVD88 from both directions ADA accessible, kayak storage being integrated into the boardwalk itself and trying to keep the existing structure in its current place.
 - Lots of issues could arise if that building with the restroom is moved more seaward and we should try to avoid moving it.
 - Rachael pulls up image of a curved construction for review.
 - Pare notes that upon further analysis, the number of angles of the Beach Overlook could increase the labor price and the cost difference between the two options may be as major as previously considered.
 - Simplicity of the Dune swoop is compelling.
 - Workgroup puts forth a motion for a vote:

- Workgroup votes unanimously for Alternative 1 Dune Swoop.
- Design team to continue to explore:
 - Replacing stairs with an ADA ramp on northside
 - Keeping existing bathroom structure in it's current location
 - Evaluate future connection to the north
 - Kayak storage integrated into the boardwalk
 - Grading above MHW line

4. NEXT MEETING: October 24th, 2025

5. ADDITIONAL QUESTIONS, CONCERNS, OR FUTURE AGENDA ITEMS

6. ADJOURNMENT

- Unanimous vote