



BOARD OF HEALTH

~ MINUTES ~

Thursday, October 16, 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

Remote Staff: Jerico Mele, Deputy Director of Health and Human Service; Andrew Shaper Environmental Contamination Administrator; Tomeka Gary, Public Health Coordinator; Jake Visco, Public Health Inspector; Sean Reid, Public Health Inspector; Heather Hudson, Public Health Inspector Will Droheiem, Public Health Inspector

Members attending: Ann Smith (chair), Meredith Lepore, Kerry McKenna, Thomas Dixon

Remote Members:

Public Participant: Rebecca DeVries, Ryan Maxwell, Dan Mulloy, Curtis Barnes, Meg Ruley

I. PUBLIC ANNOUNCEMENT

II. PUBLIC COMMENT

Discussion:	- Curtis Barnes requests for the board to have staff review the income and expenses of STR and give the public a report of the justification of the fees. - Meg Ruley wanted to know if the - 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 September 10, 18, 30 minutes. (Motion by: McKenna) (Seconded by: Lepore) Carried 4-0// Smith, Lepore, McKenna, Dixon (Aye)

IV. PFAS BEACH SAMPLING UPDATE-ERG

Discussion	- Dr. Rebecca DeVries from Eastern Research Group presented results from second sampling round conducted in August - Surface water collected from 18 of 21 locations—excluded two offshore background points and Hummock Pond due to harmful algal blooms - PFOA was most frequently detected compound, found at 5 of 18 locations (28% detection rate) - Maximum detected concentration was 9.91 nanograms per liter for PFBA - All surface water results fell below Massachusetts DPH screening value of 20 nanograms per liter, indicating no additional action needed - Foam samples collected at 2 locations—Madaket Harbor and Sesachacha Pond—showed elevated PFAS levels but lower than July results - Lab collected 4 one-gallon foam bags per location instead of 3 in July to improve sample quality - Field blanks confirmed no PFAS contamination from sampling equipment or bags - Residents and visitors advised to avoid direct contact with foam - Upcoming community events: Dr. Laurel Shader presenting November 17th on PFAS exposures, Dr. Tamara James Todd presenting December 11th on health effects
Action:	

V. 41 FRIENDSHIP LANE-RELEASE OF BETTERMENT LOAN	
Discussion:	Finance department confirmed loan fully paid off
Action:	Motion to release the better loan lien on Friendship loan property as it has been paid in full. (Motion by: Dixon) (Seconded by: Lepore) Carried 4-0// Smith, Lepore, McKenna, Dixon (Aye)

VI. 29 MACYS LANE (68-36.1) SEPTIC LOAN REQUEST, SEWER CONNECTION	
Discussion	- Property is owned in a trust so that is why the letter was mailed to the daughter address but the mother is the only one living in the home. Property at 29 Macy's Lane near airport is in wellhead protection zone and still on septic system - Owner requested loan to connect to sewer as required by regulation - Tomeka Gary stated the property is primary residence of mother who lives there, with mail addressed to daughter in Everett due to trust arrangement - Loan amount is \$24,185
Action:	Motion to approve septic loan request. (Motion by: Dixon) (Seconded by: Lepore) Carried 4-0// Smith, Lepore, McKenna, Dixon (Aye)

VII. 54 ARKANSAS AVE (59.4-155 DWCP VARIANCE	
Discussion	- Ryan Maxwell with Bracken Engineering presented three-bedroom system upgrade from conventional system in technical failure - New system utilizes Microfast tank but requires multiple variances due to challenging lot configuration - Requested variances include leach field 10 feet from property line (regulation requires 50 feet), no reserve area, system on different property via easement, and microfast tank within 5 feet of property line (regulation requires 10 feet) - System provides IA tank upgrade and new compliant leach field with no increase in flow - Carrie questioned whether all property owners in common area behind townhouses were properly notified as butters - Common area consists of series of individual ownerships including Madaket Land Trust, South Cambridge properties, and Arkansas Avenue properties - Maxwell confirmed easements exist and are referenced on plan, giving owner right to install system
Action:	Motion to accept the variance. (Motion by: McKenna) (Seconded by: Lepore) Carried 4-0// Smith, Lepore, McKenna, Dixon (Aye)

VIII. 26 ARKANSAS (59.4-142) DWCP VARIANCE	
Discussion	- Ryan Maxwell presented upgrade to three-bedroom system with Microfast tank - Existing leach field still functional and compliant, so no work needed - Requested local upgrade approvals for Microfast tank 4 feet from property line (regulation requires 10 feet) and 6-7 feet from crawl space (regulation requires 10 feet) - Maxwell noted typo between written proposal showing 7 feet versus stated 6 feet to crawl space
Action:	Motion to approve the variance (Motion by: Lepore) (Seconded by: Dixon) Carried 4-0// Smith, Lepore, McKenna, Dixon (Aye)

IX. 12 NONANTUM AVENUE-WELL SETBACK VARIANCE	
Discussion	Ryan Maxwell requested continuance for well setback variance and septic variance
	Motion to continue well setback variance until November meeting for 12 Nonantum (Motion by: Lepore) (Seconded by: McKenna) Carried 4-0// Smith, Lepore, McKenna, Dixon (Aye)

X. 12 NONANTUM AVENUE-SEPTIC VARIANCE FOR 1 BEDROOM SAS	
Discussion	Ryan Maxwell requested continuance for well setback variance and septic variance
	Motion to continue septic variance until November meeting for 12 Nonantum (Motion by: Lepore) (Seconded by:) Carried 4-0// Smith, Lepore, McKenna, Dixon (Aye)

XI. 13 WOODLAND DRIVE, LOT 6	
Discussion:	- Dan Malloy submitted new information approximately 1-2 hours before meeting - Board members expressed concern about insufficient time to review different concept showing joined lots
Action:	Motion to continue 13 Woodland Dr, Lot 6 until November meeting (Motion by: McKenna) (Seconded by: Dixon) Carried 4-0// Smith, Lepore, McKenna, Dixon (Aye)

XII. 49 POLPIS ROAD-APPEAL OF ORDER TO CONNECT TO TOWN SEWER	
Discussion	- Hutton has resided at property since 1978 and installed new four-bedroom septic system 11-12 years ago - Applied 2 years ago for permit to reopen commercial kitchen—septic was clean but never reopened due to broken hip - Board granted 2-year variance May 21st, 2023 requiring sewer connection by May 21st, 2025 - Property has driveway approximately 700-800 feet long with electrical transformer and Comcast connections for multiple neighboring houses buried underneath - Hutton turned 80 on October 13th and carries large mortgage with monthly payment of \$2,600 at 2% interest - Estimated sewer connection cost is \$150,000 - Property is in both Harbor Watershed and wellhead protection district—sewer connection required when sewer became available regardless of septic condition - Hutton offered annual septic inspections and requested release as long as property remains in her control - Board granted 90-day continuance (until January meeting) to develop formal proposal including engineer assessment, actual cost estimates, 3 installer quotes, and loan program details - Tomeka Gary explained betterment loan program requires knowing total borrowing amount before calculating tax payment terms
Actions.	Motion to give a continuation to the requirement of connection to the sewer for 90 days to allow Miss Hutton to collect more information about the actual cost and how it could be done the most efficient way (Motion by: Smith) (Seconded by: Dixon) Carried 4-0//Smith, Lepore, McKenna, Dixon(Aye)

XIII. MOTION TO CONSIDER ENDORSEMENT OF MA STATE BILLS, AN ACT PROTECTION DRINKING WATER QUALITY IN PRIVATE WELLS (BILL NUMBERS S.585/H.900	
Discussion	- Andrew Shapero requested board consider endorsing bills S 585 and H 900 requiring well testing at property transfer - Bills propose loan program similar to septic loan program for private wells not meeting drinking water standards - Coalition for Safe Drinking Water approached Nantucket Board of Health as recognized leaders on private wells and PFAS - Study found over 30% of randomly selected Massachusetts wells did not meet drinking water standards - Tom noted Senator Cyr and Rep McKenna are not co-sponsors of Senate bill—board should request co-sponsorship - Rep McKenna is co-sponsor of House bill H 900 - Shapiro noted bill is short and many logistics would be addressed in eventual MassDEP regulations - Board cannot control what eventual regulations would require or whether adequate capacity and resources would be provided - Meredith will draft endorsement letter including reference to Nantucket's existing regulations and contaminant list - Rocky, John, and Andrew will provide consultation on letter content

XIV. ENVIRONMENTAL CONTAMINATION ADMINISTRATOR UPDATE	
Discussion	- Andrew Shapero presented draft preliminary conceptual site model from TRC consultants - Tom's Way area is highly impacted by PFAS with multiple exceedances of state standard and several imminent hazards - MassDEP defines imminent hazard as release posing threat to human health even with short exposure - Data summary shows wide range of concentrations in Tom's Way area - MassDEP SARS investigation at fairgrounds complex previously addressed unknown quantity of AFFF foam release - MassDEP collected soil and groundwater data from 12 locations at fairgrounds - Soil samples showed low PFAS concentrations distributed evenly across surface with no indication of source on town properties

Minutes – BOH October 16, 2025 Adopted on November 20,2025

	• Detectable PFAS found in 9 of 12 monitoring wells at fairgrounds • One monitoring well at 4 Fairgrounds Road exceeded state standard of 20 parts per trillion • Groundwater flow direction estimated as north-northeast • Geothermal well system at 4 Fairgrounds Road in lower aquifer tested non-detect for PFAS • PFAS fingerprinting analysis used to identify sources—method works best for high concentrations • Northern Tom's Way and public well 15 show similar fingerprint dominated by orange slice (PFHxS, six-carbon PFAS) • Northern signature also includes similar proportions of PFHxA (six-carbon), PFHpA (seven-carbon), and PFOA (striped blue) • Matching fingerprints confirm public well 15 and northern Tom's Way properties impacted by same source • Southern Tom's Way shows different fingerprint with little orange, dominated by light yellow (PFBS, four-carbon short chain) and more PFOA • Two distinct PFAS sources identified in immediate vicinity of Tom's Way • Northern Tom's Way signature indicates older PFAS blend possibly from alkaline surfactants, specialty cleaners, replacement AFFF, or older carpet cleaning residuals • Southern Tom's Way signature indicates newer PFAS formulations with more mobile compounds, possibly from clothes washing or newer carpet cleaning formulations • Detection of 6:2FTS compound with short environmental half-life suggests potential continuing source in southern area • Concentrations vary two to three orders of magnitude over width of one street • Green dot in middle of Tom's Way achieved state standard, nearby properties on Young's Way also achieved standard • Meg Ruley questioned whether open loop geothermal system at fire department acts as disruptor pushing plumes • Meg Ruley noted severely impacted wells are on property lines of Amelia Drive parking lots with no monitoring wells in those parking lots • Meg Ruley asked whether stormwater management and drainage should be investigated similar to Surfside Crossing review • Shapero forwarded questions to TRC for consideration—evaluation focuses on chemical fingerprint more than how PFAS entered environment • Investigation demonstrates importance of well testing—properties one block from Tom's Way showed no contamination issues • Meredith requested TRC code non-detect as green and any positive result as different color rather than grouping below 20 with non-detect • Meredith asked TRC not use home addresses on maps to protect privacy • Carrie requested zero results be green and any detectable amount be different color since federal EPA says public water should be close to zero
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XV. PRELIMINARY DISCUSSION OF DRAFT HUMMOCK POND WATERSHED REGULATION AMENDMENT TO CONSIDER PUBLIC HEARING

Discussion:	• McKenna developed draft regulations standardizing requirements across Hummock Pond Watershed and Wellhead Protection Districts • Draft sent October 15th evening incorporating John and Roque's morning comments • Under section 288-3 separation distances, removed old subsections A and C as redundant or covered elsewhere • Section 288-5 added parenthetical definition each time "enhanced nitrogen removing system" mentioned—system capable of reducing nitrogen to minimum 19 milligrams per liter from average influent of 40 milligrams per liter • Section 288-5 subsection B bulleted to clarify situations where enhanced systems required • Last sentence of 288-5.2 added: "Nitrogen loading credits from more bedrooms will not be permitted" per Participant 1's request to explicitly state this • Section 288-5.1 updated date from March 1st, 2018 to January 1st, 2026 when regulation expected to take effect • Section 288-5.1 wording about property transfer needs clarification—current wording says "at or within two years" but actually means inspection required within 2 years prior to transfer, not after • Hummock Pond regulation purpose focuses on nitrogen and eutrophication • Wellhead Protection regulation purpose focuses on single source aquifer protection • Otherwise regulations align word for word across both districts • Section 288-5.4 special variance language should be strengthened to prevent repeated variance requests—Participant 1 wants wording that only extremely unusual circumstances warrant variance
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	• Town Counsel legal review requested before public hearing • Tom questioned whether board member email comments to John constitute serial communication • Roque clarified substantive back-and-forth discussion would be open meeting issue, but simple clarifications like typos acceptable • Rocky and John will confirm guidance and email board with process • Comments and clarifications due by early next week if targeting November 20th public hearing • If Town Counsel review not completed in time, public hearing can be continued to December • Board voted to schedule public hearing for November 20th with option to continue to December if needed • December 18th identified as third Thursday for potential December meeting
Action:	Motion to have a public hearing at our November 20th meeting for the Hummock Pond Watershed and Wellhead Protection District Regulation that we have amended. (Motion by: Lepore) (Second by: McKenna) Carried 4-0//Smith, Lepore, McKenna, Dixon(Aye)

XVI. PRELIMINARY DISCUSSION OF DRAFT WELLHEAD PROTECTION DISTRICT REGULATION AMENDMENT TO CONSIDER PUBLIC HEARING

Discussion:	• McKenna developed draft regulations standardizing requirements across Hummock Pond Watershed and Wellhead Protection Districts • Draft sent October 15th evening incorporating John and Roque's morning comments • Under section 288-3 separation distances, removed old subsections A and C as redundant or covered elsewhere • Section 288-5 added parenthetical definition each time "enhanced nitrogen removing system" mentioned—system capable of reducing nitrogen to minimum 19 milligrams per liter from average influent of 40 milligrams per liter • Section 288-5 subsection B bulleted to clarify situations where enhanced systems required • Last sentence of 288-5.2 added: "Nitrogen loading credits from more bedrooms will not be permitted" per Participant 1's request to explicitly state this • Section 288-5.1 updated date from March 1st, 2018 to January 1st, 2026 when regulation expected to take effect • Section 288-5.1 wording about property transfer needs clarification—current wording says "at or within two years" but actually means inspection required within 2 years prior to transfer, not after • Hummock Pond regulation purpose focuses on nitrogen and eutrophication • Wellhead Protection regulation purpose focuses on single source aquifer protection • Otherwise regulations align word for word across both districts • Section 288-5.4 special variance language should be strengthened to prevent repeated variance requests—Participant 1 wants wording that only extremely unusual circumstances warrant variance • Town Council legal review requested before public hearing • Tom questioned whether board member email comments to John constitute serial communication • Rocky clarified substantive back-and-forth discussion would be open meeting issue, but simple clarifications like typos acceptable • Roque and John will confirm guidance and email board with process • Comments and clarifications due by early next week if targeting November 20th public hearing • If Town Council review not completed in time, public hearing can be continued to December • Board voted to schedule public hearing for November 20th with option to continue to December if needed • December 18th identified as third Thursday for potential December meeting
Action:	Motion to have a public hearing at our November 20th meeting for the Hummock Pond Watershed and Wellhead Protection District Regulation that we have amended. (Motion by: Lepore) (Second by: McKenna) Carried 4-0//Smith, Lepore, McKenna, Dixon(Aye)

XVII. DIRECTOR'S REPORT

Discussion:	• Ann Smith wants to move the Director's Report to moved to the beginning of the meeting and the Board voted to move Director's Report to beginning of future meetings after public comment and minutes approval • Wastewater surveillance shows COVID very low, flu low, RSV low through summer and fall • Testing includes influenza A, influenza B, and H5N1 bird flu—all zero to non-existent • Federal and state vaccine guidance now available • Health department received vaccine recently • Hospital held flu clinic October 4th
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	• Stop and Shop held combined flu and COVID clinic October 15th in parking lot with good turnout • Coordinating with Stop and Shop on future island visits since they don't have permanent pharmacy like Martha's Vineyard • Department will be at Senior Expo October 18th with flu and COVID vaccines • Vaccine clinic scheduled October 25th at Elementary School offering flu and COVID—first time running without off-island contractor support • Seeking volunteers for October 25th clinic including Board of Health members • After October 25th, planning evening appointment clinics for children who missed vaccine doses using available funding • Coordinating with Mary on vaccine purchasing needs • Community EMS program collaboration with fire department—paramedics will support October 25th vaccination • Camp Board of Health meeting scheduled October 27th at same time and location • 4 camps requesting variances, same as last year • Agenda and packet will be sent next week • No confirmed West Nile virus cases on Nantucket unlike other Massachusetts areas • Working with contractor on adult mosquito surveillance to monitor species carrying different diseases • Wastewater surveillance includes high-risk substances: cocaine, heroin, xylazine • Data posted online, working on Power BI dashboard for automatic updates • Jericho confirmed police department grant is part of statewide harm reduction program testing for adulterants in illicit substances including fentanyl test strips • 60 Minutes segment on Lyme disease aired after last meeting • Tom suggested inviting Dr. Telford, Dr. Aselt, and Dr. Lepore for future briefing on tick-borne disease research • Rocky confirmed regular communication with researchers and Martha's Vineyard tick biologist • John announced Food Protection Manager courses November 12th, 13th, and 14th in training room, limited to 20 signups through Health and Human Services
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XVIII. ADJOURNMENT	
Discussion:	Motion to adjourn at 6:40 (Motion by: Lepore) (Seconded by: McKenna) Carried 4-0//Smith, Lepore, McKenna, Dixon(Aye)

Submitted by: Tomeka Gary