



BOARD OF HEALTH

~ MINUTES ~

Thursday, November 20, 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 Shapero Environmental Contamination Administrator.

Remote Staff: 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; Mark Willet, Director of Water Department

Members attending: Ann Smith (chair), Meredith Lepore, James Cooper, Thomas Dixon

Remote Members: Kerry McKenna

Public Participant: Steve Visco, Paul Santos, Don Bracken, Dan Mulloy, Maureen Thomas, Kristie Ferrantella

I. PUBLIC ANNOUNCEMENT

II. PUBLIC COMMENT

Discussion:

III. APPROVAL OF MINUTES

Discussion

Action: **Motion to approve October 16. (Motion by: Dixon) (Seconded by: Lepore) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)**
Motion to approve October 27 with correction. (Motion by: Dixon) (Seconded by: Cooper) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)

IV. DIRECTOR'S REPORT

Discussion

- **Beached whale public health guidance**
 - Town getting **3** bids to remove beached whale
 - Public should stay **300 feet** back from whale per federal law
 - Pets should not come into contact with whale
- **Vaccine clinic and ongoing COVID/flu shots**
 - Vaccine clinic held with volunteers from board members, health department, fire department, and community
 - Health department now offering flu and COVID vaccines by appointment through public health nurse Erin Schrader
 - Residents can call health department to schedule vaccines
- **Alpha-Gal syndrome and tick safety**
 - Recent published report of first confirmed death in US from Alpha-Gal syndrome anaphylactic reaction
 - Patient's only warning was severe abdominal pain 2 weeks prior
 - 11 Alpha-Gal cases diagnosed on Nantucket in last 1.5 years
 - Martha's Vineyard has seen over 500 cases after starting similar to Nantucket
 - Lone Star tick increasingly present on island—more found this year than last
 - Ticks active anytime temperature exceeds 39 degrees
 - Recommend wearing permethrin-treated socks, checking pets before entering house, and checking yourself after outdoor activities
 - Student working with Martha's Vineyard tick biologist conducted 10-15 yard surveys on Nantucket—hasn't found ticks yet but will expand program next spring and summer

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	- Kerry McKenna shared family member's Alpha-Gal case where mammalian stitches nearly caused reaction •
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V. PUBLIC HEARING: HUMMOCK POND WATERSHED REGULATION AMENDMENT	
Discussion:	• Watershed and wellhead protection regulations public hearing - Board opened public hearing on amendments to Hummock Pond Watershed Regulation and Wellhead Protection District Regulations - Mark Willett stated that the public water does not have nitrogen issues yet have not seen spikes over the years and have been staying consistent
Public Comment:	• Steve Visco questions the board if they were planning on adopting the regulation at tonight meeting or extend them for further comment from the public? • Paul Santos identified technical corrections needed: - Section 288-3: incorporation of enhanced nitrogen reducing systems incorporation of enhanced nitrogen reducing systems should be followed by per day per acre. - Certificate of compliance language could invalidate valid permits not yet issued - Section 288-5: Language about systems on same lot could prevent shared systems - Wording inconsistent between two regulations • Don Bracken questioned whether recent baseline data exists to justify Hammock Pond regulation changes • Bracken asked if Wannacomet has been consulted to see if the public water has a nitrogen issue in wellhead protection area and if so with these regulation improve any of these conditions? • Dan Malloy suggested removing well specifications from septic system regulations since separate well permit requirements exist • Willa Arsenal (Nantucket Land & Water Council) stated general support for regulations but wants to review specific language changes
Action:	Motion to continue hearing until next regular Board of Health meeting . (Motion by: Dixon) (Seconded by: Lepore) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)

VI. PUBLIC HEARING: WELLHEAD PROTCTION DISTRICT REGULATION AMENDMENT	
Discussion	• Watershed and wellhead protection regulations public hearing - Board opened public hearing on amendments to Hummock Pond Watershed Regulation and Wellhead Protection District Regulations • Mark Willett stated that the public water does not have nitrogen issues yet have not seen spikes over the years and have been staying consistent
Public Comment:	• Steve Visco questions the board if they were planning on adopting the regulation at tonight's meeting or extend them for further comment from the public? • Paul Santos identified technical corrections needed: - Section 288-3: incorporation of enhanced nitrogen reducing systems incorporation of enhanced nitrogen reducing systems should be followed by per day per acre. - Certificate of compliance language could invalidate valid permits not yet issued - Section 288-5: Language about systems on same lot could prevent shared systems - Wording inconsistent between two regulations • Don Bracken questioned whether recent baseline data exists to justify Hammock Pond regulation changes • Bracken asked if Wannacomet has been consulted to see if the public water has a nitrogen issue in wellhead protection area and if so with these regulation improve any of these conditions? • Dan Malloy suggested removing well specifications from septic system regulations since separate well permit requirements exist • Willa Arsenal (Nantucket Land & Water Council) stated general support for regulations but wants to review specific language changes
Action:	Motion to continue hearing until next regular Board of Health meeting . (Motion by: Dixon) (Seconded by: Lepore) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)

VII. 12 NONANTUM AVENUE-WELL SETBACK VARIANCE	
Discussion	• Don Bracken pointed out that they have mitigated the issues with the well location and no longer need a variance for the well set backs
Action:	Motion to approve variance based on John Hedden recommendation. (Motion by: Dixon) (Seconded by: Lepore) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)

VIII. 12 NONANTUM AVENUE-WELL SEPTIC VARIANCE FOR 1 BEDROOM S.A.S	
Discussion	- Don Bracken (Bracken Engineering) presented for owner Sue Jemison - Plan revised since last meeting—no longer requesting leaching catch basin variances - Lot created in 1872 is grandfathered from full pill-shaped well protection zone requirement - Abutter who previously contested variance submitted letter recommending approval - Property previously approved for 4-bedroom system in 1993 - System deed restricted to 1 bedroom - Kerry McKenna verified deed restriction to single bedroom - John confirmed property approved for 4-bedroom system in 1992 when leach pits were allowed
Action:	Motion to approve variance based on John Hedden recommendation. (Motion by: Dixon) (Seconded by: Lepore) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)

IX. 6 & 6A WASHINGTON AVENUE-PERMIT # 31-24-1A MONITORING REVISION FROM BOH APPROVAL	
Discussion	- Don Bracken requested reducing monitoring from monthly to quarterly for Clean-Tech Nitro system - System installed spring 2024 as first on Nantucket with 18-month monthly testing requirement - Maureen Thomas (Clean-Tech) reported 15 samples taken showing consistent performance - System achieving 99% total nitrogen removal with 3 mg/L concentration - Average influent 199 mg/L, median 200 mg/L - Performance better than Clean-Tech's 142 systems on Cape and Islands (average 90% removal, 10 mg/L concentration) - Clean-Tech monitoring 1,212 samples across 142 systems since August 2020 - Property owner converted significant lawn area to natural plantings as required - Provisional use approval currently requires quarterly sampling unless general use approval obtained from DEP - General use approval expected within 1-2 years, which would reduce sampling to twice yearly
	Motion to change the monitoring to quarterly (Motion by: Dixon) (Seconded by: Cooper) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)

X. 13 WOODLAND DRIVE, LOT 6979-2080-NITROGEN LOADING CREDIT CONTINUED FROM AUGUST 2025 BOH MEETING	
Discussion	- Dan Mulloy (Site Design Engineering) presented for 3+ acre property (approximately 127,000-128,000 square feet) - Currently approved for 12 bedrooms, requesting variance for 19 total bedrooms - Property consists of two lots—Lot 5 and Lot 6 - Planning Board recently saw different plan for 8-unit elder housing development - Board expressed concern about multiple changing plans and whether lots legally combined - Kerry McKenna questioned why lots not legally merged if being treated as one - Graham Kilworth noted previous approvals were for 8-bedroom primary residence and 4-bedroom secondary dwelling - Jim Cooper stated he's been on board 16 years and never voted on something without seeing actual plan - Kristie Ferrantella asked whether Board of Health can restrict year-round occupancy through deed restrictions - Tom questioned extraordinary circumstances language for variances in proposed regulations - Multiple neighbors expressed concerns about density and changing plans - Board emphasized need to see actual development plan, not just bedroom count - Dan Mulloy explained can't proceed with planning board until bedroom capacity determined from Board of Health - Property entitled to 16 bedrooms by right (12 already approved plus 4 on second lot) - Ann Smith emphasized board has never approved variances without knowing what would be built - Kerry McKenna noted septic system placement depends on structure, locations and setbacks
	Motion to continue 13 woodland to the next BOH meeting (Motion by: Dixon) (Seconded by: Lepore) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)

XI. 47 NEW SIASCONSET STREET-VARIANCE FROM SEPTIC UPGRADE DUE TO NEW CONSTURCTION	
Discussion:	- Property owner connected studio building to septic system without permit - Work done in Sconset wellhead protection area on undersized lot (approximately 25,000 square feet) - Studio building previously had no plumbing, now has bathroom and bedroom added - Property currently approved for 4 bedrooms (house has 3, adding 1 more)

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	• Sean Reid discovered unpermitted work and issued enforcement order • Owner claims Tuscana (licensed installer) should have known permit required • Owner requested variance to avoid upgrading system, citing expectation of town sewer coming • Sewer department confirmed no projects planned for sewer infrastructure in area • Enforcement order issued June 2nd, 2025 • Property owner has 30 days from enforcement order to come into compliance • Increase in design flow requires upgrade to IA system due to lot size • Appeal should have been filed within 7 days of enforcement order receipt • Meredith Lepore expressed concern about planning board approving work without health department involvement • John Hedden confirmed planning board does separate permitting—any septic work requires health department permit
Action:	Motion to deny the variance (Motion by: Dixon) (Seconded by: Cooper) Carried 4-0// Smith, McKenna, Cooper, Dixon (Aye) Lepore abstained from voting

XII. REVIEW OF ENDORSEMENT LETTER OF MA STATE BEILLS S.585/H.900

Discussion	• Board reviewed Meredith's draft letter endorsing MA state bills S585 and H900 • Maureen Thomas suggested addressing letter to House Committee chair and Senate Committee chair with committee members copied • Thomas recommended CCing Senator Cyr and Representative Moakley or sending directly to them to forward • Kerry McKenna praised letter as well-written and showing board's supportive actions
Actions.	Motion to endorse letter of Massa state bill S.585/H.900 (Motion by: Dixon) (Seconded by: McKenna) Carried 5-0//Smith, Lepore, McKenna, Cooper, Dixon (Aye)

XIII. ENVIRONMENTAL CONTAMINATION ADMINISTRATOR UPDATE

Discussion	• Andrew Shapero presented monthly update • Public information session held Monday, November 18th with good attendance • 59 new PFAS tests completed since October meeting • 1 new detection above state standard on Naushon • 14 detections below state standard • 44 non-detects • New detection creates additional buffer zone on map • Since data frozen for meeting, one detection on Fulling Mill above state standard confirmed • MassDEP originally scheduled for site visit this week, rescheduled for after Thanksgiving • Nearly 500 properties sampled total between Board of Health and MassDEP sampling • Over 200 samples collected since July 1st, 2025 • Next public information session Thursday, December 11th in person and on Zoom/YouTube • Dr. Tamarra James-Todd from Harvard T.H. Chan School of Public Health will present on "PFAS and our health, the impact of forever chemicals across different seasons of life" • Meredith Lepore praised presentation from Monday's session and Silent Spring continuing medical education available on YouTube
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XIV. ADJOURNMENT

Discussion:	Motion to adjourn at 6:38 pm (Motion by: Dixon) (Seconded by: Lepore) Carried 5-0//Smith, Lepore, McKenna, Cooper, Dixon (Aye)
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Submitted by: Tomeka Gary