

NANTUCKET AFFORDABLE HOUSING TRUST
JOINT MEETING WITH PLANNING BOARD AND BOARD OF HEALTH
MEETING MINUTES
Monday, March 16, 2026
Participation via Zoom - 4:00 PM

Trust Members: Brian Sullivan (Chair), Penny Dey (Vice-Chair), Mary Mack, Abby De Molina, Shantaw Bloise-Murphy, Forest Bell, Brooke Mohr

Planning Board Members: David Iverson (Chair), Nathaniel Lowell (Vice-Chair), Joseph Topham, Hilary Hedges Rayport, John Kitchener

Board of Health: Ann Smith (Chair), Meredith Lepore (Vice-Chair), James Cooper, Thomas Dixon, Kerry McKenna

Attending Members:

- Affordable Housing Trust: Penny Dey, Mary Mack, Abby De Molina, Shantaw Bloise-Murphy, Brooke Mohr
- Planning Board: David Iverson, Nathaniel Lowell, John Kitchener, Hillary Hedges Rayport, Joseph Topham; alternates: Abby De Molina, Howard Matz
- Board of Health: Meredith Lepore, Ann Smith, Thomas Dixon, and Kerry McKenna

Staff in Attendance: Kristie Ferrantella (Housing Director), Dylan Metsch-Ampel (Deputy Housing Director), Caroline Ferguson (Administrative Specialist), Leslie Snell (Planning Director), Megan Trudel (Deputy Planning Director), Catherine Ancero (Administrative Specialist), Roque Miramontes (Health & Human Services Director), John Hedden (Chief Environmental Health Office), Jerico Mele (Deputy Director of Health & Human Services), Andrew Shapero (Environmental Contamination Administrator)

All votes were taken by roll call.

David Iverson served as chair for the meeting.

I. CALL TO ORDER

Chair Iverson called the meeting to order at 4:00 pm.

Mr. Topham made a MOTION to approve the agenda. Mr. Kitchener seconded the motion; by roll call vote: Joseph Topham - Aye; John Kitchener - Aye; Hillary Hedges Rayport - Aye; Nathaniel Lowell - Aye; David Iverson - Aye; so voted.

Chair Smith called the meeting to order at 4:01 pm.

Vice-Chair Dey called the meeting to order at 4:02 pm.

II. JOINT MEETING WITH AFFORDABLE HOUSING TRUST, BOARD OF HEALTH, AND PLANNING BOARD REGARDING BOARD OF HEALTH HUMMOCK POND WATERSHED AND WELLHEAD PROTECTION DISTRICT REGULATION AMENDMENTS

Chair Iverson explained that the Planning Board requested a joint meeting to discuss the Board of Health's proposed septic regulation amendments.

Vice-Chair Dey asked whether the Board of Health responded to the letter from the Select Board regarding the proposed septic regulation amendments.

Chair Smith said the Board of Health has not responded.

The Board briefly discussed the recommendations outlined in the Select Board's letter.

Chair Iverson explained that the Planning Board is concerned about the proposed amendments' unintended consequences and who might be affected.

Chair Smith asked for clarity about the concerns. Vice-Chair Dey responded that increasingly, housing is being created through in-fill development, and she has concerns about how "new construction" is defined, the circumstances that trigger the requirement to upgrade to an innovative/alternative system, and whether there has been sufficient research and analysis on who will be impacted.

Chair Smith asked staff and other board members to weigh in. Mr. Hedden explained that the definition of new construction is the addition of habitable space, and it must be compliant with local and state regulations. Mr. McKenna indicated that the Board of Health did not analyze how many people or households may be affected. The special variance is within the Board of Health's discretion.

Vice-Chair Dey said that these regulations may put an undue financial burden on homeowners, especially if they are looking to expand with an Accessory Dwelling Unit (ADU).

Chair Iverson asked why the Board of Health is pursuing these regulation amendments at this particular moment. Mr. McKenna responded that there are existing regulations in the Harbor and Madaket Watersheds that have benefited the health of areas like Long Pond. The Board of Health is acting to extend these regulations to protect Nantucket's sole source aquifer.

Mr. Topham expressed the need for there to be clear guardrails. Ms. De Molina said that she would like to know the potential financial burden of I/A systems and have a better sense of the number of people who may be impacted. Mr. Topham said that he believes I/A systems are approximately \$85,000 to install with around \$2,500 per year in annual maintenance and inspection. Vice-Chair Dey added that she has not seen an I/A system available for installation on Nantucket below \$100,000.

Vice-Chair Lepore said that the two things the Board of Health are considering are the fact that no one will want to live on Nantucket if the water is polluted and that there are variances available.

Chair Iverson responded that the Board of Health's focus seems uneven: much of the commercial spaces, including gas stations, are within the areas being considered for the septic regulation amendments.

Vice-Chair Lowell said that he is not concerned about Nantucket's water. He stressed the importance of considering the impact these regulation amendments will have on year-round residents who cannot afford an I/A system and are already otherwise struggling to stay on Nantucket.

Ms. Smith asked Mr. Hedden and Mr. Shapero to share their expertise on the importance of these regulation amendments. Mr. Shapero presented to the Boards on water quality. Members of the Boards asked Mr. Shapero questions in response to his presentation.

Ms. Rayport said that she understands the cost considerations, but protecting the island's environment and water is essential.

Mr. Metsch-Ampel shared the recommendations laid out in the letter to the Board of Health from the Select Board and clarified that the recommendations only pertain to the Wellhead Protection District. From his perspective, he understands the need to expand the regulations in the Hummock Pond Watershed.

Abby De Molina left the meeting at 5:08 pm.

Brooke Mohr joined the meeting at 5:08 pm.

Mr. Dixon expressed his support for the coordination occurring at this meeting and provided background context for how the Select Board letter was drafted. He asked whether there has been further coordination between Town departments and the Board of Health on the regulations.

Chair Smith said the Board of Health was waiting for the joint meeting in order to proceed.

There was discussion about how the recommendations would be incorporated into the regulation amendments.

Mr. Dixon expressed disappointment in how the process has gone so far. He said that the proposed regulation amendments came about in part because the Board of Health was frustrated with the volume of variance requests coming before them. He expressed the importance of not leaving the regulations vague and having defined guidelines for the variances.

Ms. Dey asked if it was legal to provide hardship waivers for year-round residents only. Mr. Metsch-Ampel said that it is necessary to double-check with Town Counsel.

Ms. Mohr said that she would like to have conditions that demonstrate that the Select Board's number one goal is year-round housing, and to make sure that the decision around the regulation amendments is fully thought out given who they may impact.

Vice-Chair Lepore pointed out that there is already the Septic Loan Program. Mr. Metsch-Ampel clarified that only people with failed systems are eligible for that program, and people with new construction or selling their property would be ineligible for the program.

The Boards discussed how to further refine the language in the regulation amendments so as to protect the health of the island and not have unintended consequences on residents and the housing landscape.

Mr. Dixon expressed the importance of having Town Counsel involved in the process.

Ms. Mack suggested referring to what other countries do to tackle problems around septic systems.

Chair Smith said that she does not think the Boards are too far from agreement.

Members of all three boards stressed the importance of getting the regulations right.

Mr. McKenna said he would coordinate with Mr. Metsch-Ampel to update the regulations to incorporate the recommendations outlined in the Select Board's letter.

III. ADJOURNMENT

Vice-Chair Dey made a MOTION to adjourn the meeting for the Affordable Housing Trust. Mary Mack seconded the motion; by roll call vote: Brooke Mohr - Aye; Mary Mack - Aye; Shantaw Bloise-Murphy - Aye; Penny Dey - Aye; so voted.

The Planning Board adjourned at 5:51 pm.

The Board of Health adjourned at 5:51 pm.

The meeting adjourned at 5:51 pm.