

Nantucket Coastal Resilience Advisory Committee (CRAC)

Tuesday, January 13, 202

Via Zoom

*Meetings are audio- and video-recorded

Members present: Gary Beller, Matt Fee, Liz Phelps, Peter Brace, Doug Rose, Tim Braine, Sarah Bois, Emily Junkins, Hillary Hedges Rayport

Members Absent: Christy Kickham, Joanna Roche

Staff present: Leah Hill

Scheduled Speakers: Stephen Creese, Art Gasparo

Members of the public: RJ Turcotte

Recording available here: <https://www.youtube.com/watch?v=TZlh8UZ8Zt4&t=584s>

Packet available here: <https://nantucketma.portal.civicclerk.com/event/21902/files/agenda/31910>

1. Call to order
 - The meeting was called to order by Chair Peter Brace
2. Meeting announcements
 - Script for remotely conducting Open Meetings, read by Chair
 - The meeting is being audio/visually recorded
3. Public comment on topics not on the agenda
 - No public comments
4. Approval of minutes
 - Minutes for meeting on November 18, 2025 were approved unanimously
5. Approve the CRAC template for the Conservation Commission's Application Review Requests
 - Peter Brace pointed out the suggested protocol and asked for questions and comments
 - Discussion included various topics and questions:
 - Hoping to have a future protocol which would have the initial work done by staff to be approved by CRAC
 - Possibly include a reminder to coordinate with neighbors regarding bulkheads etc.
 - Approved by vote with an edit including the last comment
6. Per the Conservation Commission's request , review the design for 54 Washington Street, review answers from CRAC response template, and discuss any changes that may be warranted to better promote coastal resiliency with the Town's Coastal Resilience Plan
 - Art Gasparo, representing the owner, gave an overview of the proposed work at 54 Washington St., and addressed several of the questions in the template.
 - Several topics were discussed:
 - Flood vents under the house
 - Provisions for future lifting to higher elevation if necessary
 - Thinking behind the height chosen

- Placement of mechanicals
- Concerns about eventual condition of the rubble wall
- Voted to have Leah and Tim work on a letter to ConCom

7. Summary on the Great Harbor Yacht Club's resiliency plan by Stephen Creese, General Manager and Chief Operating Officer for Great Harbor Yacht Club.

- Stephen gave an overview of the Yacht Club's plans (Plans were also in the packet)
- Several issues and questions discussed:
 - Timing of "near term" solutions for various buildings
 - What kind of wave action and wash over is the yacht club experiencing?
 - Opportunities for nature-based solutions
 - Storm emergency plans for the Yacht club
 - Invitation to come back to CRAC with progress and amendments to plans

8. Update on coastal resiliency video.

- Tim and Leah gave a report on the meeting with town communications; they plan to give them a written overview and communications will produce a script as the next step.

9. Project Updates by Leah Hill, Coastal Resilience Coordinator.

- Strategic Retreat and Relocation: doing data collection, hired Scape, Arcadis and a legal team and real estate company.
- Surfside Wastewater Facility Dune Resiliency: Project kicked off the day before. This was awarded by the Office of Coastal Zone Management to come up with a design to help with resiliency
- Easy Street Flood Mitigation: meeting coming up with town manager to go over the scope for the next phases
- Francis Street Beach Improvement: almost complete...plans being finalized;
- Steamship Authority Resiliency Planning: Steamship is applying for a grant to work on plans; asked if CRAC would write a recommendation; they will come to a future meeting.
- Great Harbor Yacht Club Foundation has awarded the town a tide gauge and a weather station, which was installed at the dock near the hatchery; will create a website that public can access.
- Comments:
 - Consider tying house moves to resiliency, transfer of development rights, incentivize relocation
 - CRAC will have opportunities to meet with Scape to generate ideas
 - Question about possible movement of wastewater beds

10. Committee members' coastal resilience recommendations to Select Board to be discussed at a future meeting

11. New Business, Committee & Natural Resources Dept reports from Planning Board, Conservation Commission, Harbor and Shellfish Advisory Board, Select Board, Advisory Committee of Non-Voting Taxpayers, and other committee members.

- Tim Braine reported on ConCom's response to CRAC advice on 92 Washington St.
- Leah reported on Internal Zoning reg Update group

- Peter Brace welcomed Emily to the Committee

12. Discussion of upcoming meeting dates and future meeting topics

- Next meeting: January 27, 2026 at 10am

13. Motion to Adjourn

- Voted unanimously to adjourn