

Nantucket Coastal Resilience Advisory Committee (CRAC)
Tuesday, January 27, 2026
Via Zoom

*Meetings are audio- and video-recorded

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

Members Absent: Christy Kickham, Sarah Bois

Staff present: Leah Hill

Scheduled Speakers: Paul Santos & Chloe Coggins, Nantucket Surveyors; Caroline Muldoon, Steamship Authority

Members of the public:

Recording available here: <https://www.youtube.com/watch?v=pT5-7uapxak>

Packet available here: <https://nantucketma.portal.civicclerk.com/event/22108/files/agenda/32171>

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 December 9, 2025 were approved unanimously
5. Per the Conservation Commission's request, review the design for 2 Shore Road, review answers from CRAC response template, and discuss any changes that may be warranted to better promote coastal resiliency and consistency with the Town's Coastal Resilience Plan
 - Paul Santos and Chloe Coggins, Nantucket Surveyors, gave an overview of the proposed plan.
 - Several questions and issues were discussed:
 - Ownership of the properties involved
 - Impact on impervious ground square footage
 - Suggestion about lawn vs native plants
 - Comments about pool water composition and maintenance
 - HDC height requirements
 - Appropriateness of pool on that property; also should pool bottom be elevated more than an foot from the ground
 - Should there be a planned ability to efficiently elevate structures like this further in the future with minimal expense?
 - Explanation of electrical cable location

- Discussion of how narrow or broad CRACs recommendations should be regarding pools, and what aspects should be focused on: mingling of water, height of bottom of pool, wisdom of building of a structure in a flood zone.
 - Leah will compose a note to send to ConCom, based on the discussion.
6. Brief summary from the Steamship Authority about their upcoming BUILD grant application for terminal resiliency
 - Carolyn Muldoon presented an overview of their upcoming application and asked for a letter of support from CRAC
 - Questions were asked about the process of application and rejection
 - Question about potential collaboration with other towns to increase attractiveness of the application
 - Might be helpful to get the NP&EDC to endorse as well
 - Voted to support the letter in the packet to support Steamship app.
 7. Committee members' coastal resilience recommendations to Select Board to be discussed at a future meeting
 8. 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.
 9. Discussion of upcoming meeting dates and future meeting topics
 - Next meeting: February 10, 2026 at 10am
 10. Motion to Adjourn
 - Voted unanimously to adjourn