



BOARD OF HEALTH

~ MINUTES ~

Thursday, February 19, 2026

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;

Remote Staff: Tomeka Gary, Public Health Coordinator; Andrew Shaper, Environmental Contamination Administrator; Jake Visco, Public Health Inspector; Heather Hudson, Public Health Inspector, Will Droheiem, Public Health Inspector

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

Remote Members: Kerry McKenna

Public Participant: Meg Ruley, JohnCarl McGrady, Dan Mulloy, Dylan Metsch-Ampel (Deputy Housing Director)

I. PUBLIC ANNOUNCEMENT

II. PUBLIC COMMENT

Discussion:	None provided

III. APPROVAL OF MINUTES

Discussion	
Action:	Motion to approved minutes January 8,2026 (Motion by: McKenna) (Seconded by: Lepore) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye) Motion to approved January ,2026 minutes (Motion by: Dixon) (Seconded by: Lepore) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)

IV. DIECTOR'S REPORT

Discussion	- Ann Smith states the Board scheduled special meeting on synthetic turf for March 2nd at 2PM featuring experts presenting data from both sides of the issue - Health Department will begin implementing a deadline for closing business Thursday, the week before each Board of Health meeting, every month to submit documents for the supporting documents packet. - Health department released wastewater surveillance data on high-risk substances and opioids in same dashboard format used for respiratory illness tracking 19 deaths reported from drug overdose on Nantucket from 2016 to 2023 - Fentanyl, meth, xylazine, and nicotine levels are below national and regional averages - Cocaine metabolite (BCE) is lower or in line with national averages while parent compound (powder cocaine) shows higher levels—possible explanations include dumping or consumption with alcohol which changes metabolite - Town pays \$30,000 annually to conduct wastewater surveillance initiative - Data provides near real-time information within five to seven days of sample collection to behavioral health partners and medical providers for interventions - Roque emphasized goal is to save lives through early intervention based on surveillance data
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V. 261 MADAKET ROAD- BETTERMENT LOAN REQUEST FOR UPGRADE OF SEPTIC SYSTEM IN MADAKET HAROR WATERSHED

Discussion:	- Loan covers system replacement/upgrade only—engineering fees already paid separately - Applicant verified as year-round resident in current registry
Action:	Motion to approve the loan request (Motion by: Dixon) (Seconded by: Lepore) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)

VI. 13 WOODLAND DRIVE, LOT 6 (79-208)- NITROGEN LOADING CREDIT VARIANCE, WELLHEAD PROTECTION DISTRICT (CONT. FROM JANUARY 15,2026, BOH MEETING0

Discussion	• Project consists of 10 cottages (nine two-bedroom units and one one-bedroom unit) designed as 55 and older housing • Property currently has 12 bedroom approval, applicant entitled to four bedroom conventional approval on back lot, variance adds three bedrooms requiring IA treatment • Conditions of approval: • Maximum 19 bedrooms across combined property • Maximum 12 dwelling units to allow minor configuration flexibility • Restricted to elder housing (55 and older) • Walk-through by board of health staff before certificate of occupancy to verify bedroom count • Must use best available IA septic technology at time of construction • Three IA systems total serving the development • Two separate lots will be merged if project moves forward with planning board approval • Any substantial change to plan (change in purpose, significant design changes beyond minor unit adjustments) requires return to board of health for review • Dan confirmed this is the last variance request for bedroom credits within Wellhead Protection District currently on record
Action:	Motion to approve the variance with the following conditions that it would be capped at 19 bedrooms with a maximum of 12 dwelling units, restricted to elder housing, a walk through by the board of health or other entities and the best available IA system to be used (Motion by: McKenna) (Seconded by: Dixon) Carried 3-1// Smith, McKenna, Dixon (Aye) Lepore (No) Cooper (Abstained)

VII. CONTINUATION OF PUBLIC HEARING: HUMMOCK POND WATERSHED REGULATION AMENDMENT

Discussion	• Proposed regulations would align all four water protection districts with same standards currently in place for Nantucket Harbor and Madaket areas since 2015 • Key proposed requirements: • Limit effluent to 110 gallons per day per 10,000 square feet of lot area (equivalent to previous 440 gallons per day per acre) • Require IA systems in designated areas • Require IA system upgrades upon property transfer, system failure, or new construction • Require existing conventional systems be inspected every five years • Regulations added definition of "existing developed property" as property with existing structure and septic system—properties with old unused permits not considered existing developed • Draft includes special variance provision allowing board to grant waivers to avoid undue hardship for properties subject to Nantucket Affordable Housing Trust conditions • Board committed to meeting with affordable housing entities (town housing department, Housing Nantucket, Nantucket Land Trust, Habitat for Humanity) before March 19th to discuss potential impacts and refine hardship language
Action:	Motion to continue the public hearing of the Hummock Pond watershed regulation and Wellhead Protection District regulation to March 19. (Motion by: Dixon) (Seconded by: Lepore) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)

VIII. CONTINUATION OF PUBLIC HEARING: WELLHEAD PROTECTION DISTRICT REGULATION AMENDMENT

Discussion	• Proposed regulations would align all four water protection districts with same standards currently in place for Nantucket Harbor and Madaket areas since 2015 • Key proposed requirements: • Limit effluent to 110 gallons per day per 10,000 square feet of lot area (equivalent to previous 440 gallons per day per acre) • Require IA systems in designated areas • Require IA system upgrades upon property transfer, system failure, or new construction • Require existing conventional systems be inspected every five years • Regulations added definition of "existing developed property" as property with existing structure and septic system—properties with old unused permits not considered existing developed • Draft includes special variance provision allowing board to grant waivers to avoid undue hardship for properties subject to Nantucket Affordable Housing Trust conditions • Board committed to meeting with affordable housing entities (town housing department, Housing Nantucket, Nantucket Land Trust, Habitat for Humanity) before March 19th to discuss potential impacts and refine hardship language
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Minutes – BOH February 19, 2026 Adopted May 21, 2026

Action:	Motion to continue the public hearing of the Hummock Pond watershed regulation and Wellhead Protection District regulation to March 19. (Motion by: Dixon) (Seconded by: Lepore) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)
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IX. SHORT-TERM RENTAL REGULATIONS AMENDMENT PROPOSAL-A SHORT-TERM RENTAL AMENDMENT TO NANTUCKET BOARD OF HEALTH REGULATION, CHAPTER 338

Discussion	- Proposed amendment drafted by town counsel addresses corporate control of homes owned by LLCs (limited liability corporations) - Town bylaw Chapter 123 already prohibits short-term rentals in units owned by corporations, partnerships, real estate investment trusts, or similar entities - Amendment seeks to close loophole and clarify regulations—described as clarification rather than substantive change - Town counsel will attend March meeting to answer questions about proposed language
Action:	Motion to schedule a public hearing for the March meeting (Motion by: Dix) (Seconded by: McKenna) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)

X. ENVIRONMENTAL CONTAMINATION ADMINISTRATOR UPDATE

Discussion	- MassDEP sampling in December found extremely high PFAS levels on Fulling Mill Road: 347 parts per trillion at one property (imminent hazard level)—previously tested at 106 ppt, MassDEP investigating why concentration increased significantly 162 ppt in untreated sample, 80 ppt in treated sample at second property—treatment system not adequately removing PFAS 86 ppt in untreated sample, nondetective in treated sample at third property 57 ppt at fourth property - Nondetective at fifth property on Fulling Mill Road - nondetective on nearby Polpis Road - MassDEP will provide POET treatment system to property with 347 ppt detection (property lacks town water access) - MassDEP may consider resampling area due to highly variable concentrations - MassDEP continuing sampling on Hummock Pond Road where multiple imminent hazard detections occurred—new sample detected PFAS below state standard - Health department now has data on over 550 properties tested for PFAS across island - Andrew sent new filter fact sheet to all residents with PFAS detections explaining not all filters designed to remove PFAS - Andrew sent letters to all residents within 500 feet of imminent hazard detections on Fulling Mill Road ahead of MassDEP notifications - PFAS contamination shows high variability over short distances, highlighting importance of testing - Source of contamination in Fulling Mill area unknown—relatively low development area - Board discussed potential deer meat testing for PFAS given Maine advisories against consuming deer in some counties—Jericho noted Massachusetts wildlife authorities conduct PFAS surveys on deer at state level
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XI. ADJOURMENT

Discussion:	Motion to adjourn at 5:47 pm (Motion by: Lepore) (Seconded by: Dixon) Carried 5-0//Smith, Lepore, McKenna, Dixon, Cooper(Aye)
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Submitted by: Tomeka Gary