



BOARD OF HEALTH

~ MINUTES ~

Thursday, April 16, 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 Services, John Hedden, Chief Environmental Health Officer

Remote Staff: Andrew Shaper, Environmental Contamination Administrator, Tomeka Gary, Public Health Coordinator;

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

Remote Members:

Public Participant: Arthur Gasbarro, Meg Ruley, John W. Giorgio, Chip Clunie, Willa Arsenault, Erika Mooney, Charity Benz, Steve LaRosa; Senior Technical Leader with Weston & Samson Engineers, Leah Mojer, Elizabeth Denley; TRC Environmental as a chemistry director, Lisa Wisentanner, Mark Haft; Vice President of Engineering and Quality at Tencate, Dan Weber, Gary Hedman from Horseley Witten Group, Jamie Lure, Scot Capizzo, Brent Tartamella, Kate Garrett, Kit Murphy, Kareem Taha, Aaron Myers, Jenny Cook, Graham Veezy, Matthew Peel, Kim Latlippe

I. PUBLIC ANNOUNCEMENT

II. PUBLIC COMMENT

Discussion:	None provided

III. APPROVAL OF MINUTES

Discussion	All minutes will get approved in May meeting
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IV. DIRECTOR'S REPORT

Discussion	• Roque Maramontes' last meeting as Public Health Director; Jericho and John will be the visible team until the new director starts, and Roque will stay engaged until then • Short-term rental registrations are at 1,552 active as of April 15th, up from 1,350 last year with more expected before season's end • 2 summer interns are coming — one focused on a tick yard drag survey (modeled on a Martha's Vineyard program), one a generalist covering beach sampling and inspections • ServSafe class just completed with 12 people certified; another class was running the same day • Mosquito surveillance restarts this summer via contractor, focused on identifying mosquito types
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V. 45 MILLBROOK RD- SEPTIC BETTERMEN LOAN RELEASE

Discussion:	• Finance confirmed full payoff of the lien on property
Action:	Motion to release the lien on 45 Millbrook. (Motion by: Dixon) (Seconded by:) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)

VI. 10 N. CAMBRIDGE ST-SEPTIC LOAN REQUEST FOR PROPERTY LOCATED IN MADAKET HARBOR WATERSHED

Discussion	• Property has a fail system. • Need to have the homeowner coming and sign the application due to it being omitted from the application
Action:	Motion to approve the loan for 10 N. Cambridge St septic loan (Motion by: Lepore) (Seconded by: McKenna) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon

VI. 54 ARKANSAS AVE-SEPTIC LOAN REQUEST FOR PROPERTY LOCATED IN MADAKET HARBOR WATERSHED

Discussion	Non primary residence
Action:	Motion to approve the loan for 54 Arkansas Ave at ½ the total amount asked (Motion by: Dixon) (Seconded by: Lepore) Carried 4-0// Smith, Lepore, Cooper, Dixon (Aye) McKenna (recused)

VIII. 78 ARKANSAS AVE-SEPTIC LOAN REQUEST FOR PROPERTY LOCATED IN MADAKET HARBOR WATERSHED

Discussion	Non primary residence
Action:	Motion to approve the loan for 54 Arkansas Ave at ½ the total amount asked (Motion by: Dixon) (Seconded by: Lepore) Carried 4-0// Smith, Lepore, Cooper, Dixon (Aye) McKenna (recused)

IX. 28 POCOMO RD-SEPTIC LOAN REQUEST FOR PROPERTY LOCATED IN HARBOR WATERSHED PROTECTION

Discussion	Non primary residence
Action:	Motion to Motion to approve the loan for 54 Arkansas Ave at ½ the total amount asked (Motion by: Lepore) (Seconded by: Cooper) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)

X. 48 LOVERS LANE-NITROGEN LOADING CREDIT VARIANCE REQUEST IN THE WELLHEAD PROTECTION DISTRICT

Discussion	- Variance request is to allow an increase from 330 to 440 gallons/day on a 31,000 sq ft lot, adding one bedroom (3 to 4), contingent on installing a nitrogen-reducing IA system - The IA system cuts nitrogen loading from 38 mg/L to 19 mg/L and provides roughly 20 ft of separation from the SAS to groundwater - James Cooper questioned whether approving this sets a precedent given the pending wellhead protection regulation that would ban bedroom credits in protected districts; Kerry McKenna noted the board has approved these variances many times before and the application predates the proposed reg
Action:	Motion to approve 48 Lovers Lane as presented (Motion by: McKenna) (Seconded by: Dixon) Carried 3-2// Smith, McKenna, Dixon (Aye) Lepore, Cooper (Nay)

XI. 49 POLPLIS RD-APPEAL OF ORDER TO CONNECT TO TOWN SEWER (CONT. FROM OCTOBER 2025 TO ALLOW PROPERTY OWNER TO INVESTIGATE THE TRUE COST TO CONNECT TO TOWN SEWER AND ALTERNATIVE OPTIONS TO PAY FOR BEYOND THE BETTERMENT LOAN PROGRAM

Discussion	- Property is in the Nantucket Harbor Watershed, an environmentally sensitive area under Chapter 332 Article 2 — no variance is permitted, and the owner was notified to connect to town sewer in 2019 and again in 2021 - A 2-year variance was granted in 2023 and has since expired; connection requires an electric grinder pump to push waste approximately 700 ft to Polpis Road - James Cooper asked for one month to try to help find a solution, and Kerry McKenna offered to share info on state tax credits and other loan programs beyond the septic loan - Homeowner Inez Hutton said she can't get cost estimates, and her bank won't extend further credit - Board was clear this is a one-month continuation only — not an open-ended delay
Action:	Motion to continue this to the regularly scheduled May meeting. (Motion by: Dixon) (Seconded by: Lepore) Carried 5-0// Smith, Lepore, McKenna, Cooper, Dixon (Aye)

XII. ENVIRONMENTAL CONTAMINATION ADMINISTRATOR UPDATE

Discussion	14 new data points reported: 2 detects below the 20 ppt state standard, 12 non-detects 2 additional detects above 20 ppt came in after the packet was prepared — Arkansas Avenue and Miacomet Avenue, both around 30 ppt — will appear on next month's map - A public presentation on private well maintenance is scheduled for June 17th at 5:30 PM in the Fairgrounds meeting room; speaker is Jim Starbard from RCAP Solutions, covering well basics, maintenance, and PFAS
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XIII. CONTINUATION OF PUBLIC HEARING: HUMMOCK POND WATERSHED REGULATION AMENDMENT

Discussion	- Both regs are nearly complete; the remaining work is finalizing variance language that accommodates affordable housing without creating ambiguity or discrimination - Kerry plans to submit both to Town Counsel by Tuesday, April 28th so they're ready for discussion at the May meeting - The two new regs will be ~95% identical to the existing Harbor and Nantucket watershed regs, with one addition: an affordable housing variance clause that the existing regs don't have — whether to add that clause to the older regs is a future discuss
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Action:	Motion to continue both regulation to the regularly scheduled May meeting (Motion by: Dixon) (Seconded by: Lepore) Carried 5-0// Smith, Lepore, McKenna, Dixon, Cooper(Aye)
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XIV. CONTINUATION OF PUBLIC HEARING:WELLHEAD PROTECTION DISTRICT REGULATION AMENDMENT

Discussion	- Both regs are nearly complete; the remaining work is finalizing variance language that accommodates affordable housing without creating ambiguity or discrimination - Kerry plans to submit both to Town Counsel by Tuesday, April 28th so they're ready for discussion at the May meeting - The two new regs will be ~95% identical to the existing Harbor and Nantucket watershed regs, with one addition: an affordable housing variance clause that the existing regs don't have — whether to add that clause to the older regs is a future discussion
Action:	Motion to continue both regulation to the regularly scheduled May meeting (Motion by: Dixon) (Seconded by: Lepore) Carried 5-0//Smith, Lepore, McKenna, Dixon, Cooper(Aye)

XV. DISCUSSION OF VITO CAPIZZO STADIUM RENOVATION PROJECT

Discussion	Turf field testing protocol - The Health Department, Nantucket Public Schools (with consultants Weston & Samson and TRC), and the Nantucket Land and Water Council (with Horsley Witten) have been negotiating a pre-installation testing protocol and are roughly 80% done on the first section - Both parties agreed to test the grass carpet, infill, and shock pad — 8 samples each, analyzed using 3 methods: EPA Method 1633 A, a total oxidizable precursor (TOP) assay, and a synthetic precipitation leaching procedure (SPLP) - Agreed comparison values: MassDEP soil standards for 1633 and TOP assay (0.3–2 ppb range); drinking water standards (MassDEP 20 ppt for PFAS6 and EPA MCL 4 ppt for PFOA/PFOS) for the SPLP; EPA regional screening levels for unregulated PFAS detected under 1633A - Remaining disagreements: Land and Water Council wants the adhesive tested (2 samples per method) and the synthetic track subject to the same testing requirements; they also want an ongoing monitoring program — the school's team hasn't agreed to those - Meredith Lepore raised that heavy metals, VOCs, and other chemicals found in other artificial turfs aren't included; Jericho Mele said PFAS was the most contentious piece, and other substances are still part of the broader ongoing work - Micro and nanoplastics remain unresolved — no regulatory standards exist yet, though EPA added microplastics to Contaminant Candidate List CCL6 this month, which authorizes method development but doesn't establish limits - Board voted unanimously to authorize the three parties to continue negotiations and present a draft at the May meeting Turf moratorium proposal - Meredith Lepore proposed a moratorium on turf installation until pre-installation testing is complete and results reviewed, citing the precautionary principle and gaps in testing for heavy metals, VOCs, microplastics, nanoplastics, and PFAS - Town Counsel (John Giorgio) said a moratorium must be enacted as a Board of Health regulation under GL Chapter 111 Section 31, requiring a public hearing with a minimum 21-day notice — making it impossible to act before town meeting - John Giorgio also said an emergency regulation doesn't apply here given the issue has been known for at least 6 months, and that the moratorium as written is not legally defensible in its current form — particularly the requirement for zero PFAS and zero microplastics, which multiple speakers and consultants called scientifically impossible - Meredith Lepore clarified her intent was never to stop current use of the field or block the article from going to town meeting, but to pause installation until test results are available; she said she'd drop the "zero" threshold and the word "use" - Elizabeth Denly said there's no scientific basis for a moratorium and urged the board not to pursue it; - The proposal was not voted on; the board instead voted unanimously to continue the joint testing agreement negotiations
Action:	Motion to have the 3 parties to continue negotiations and hopefully present a draft at next meeting (Motion by: McKenna) (Seconded by: Cooper) Carried 5-0//Smith, Lepore, McKenna, Dixon, Cooper(Aye)

XVI. ADJOURNMENT

Discussion:	Motion to adjourn at 7:12 pm (Motion by: Lepore) (Seconded by: Dixon) Carried 5-0//Smith, Lepore, McKenna, Dixon, Cooper(Aye)
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Submitted by: Tomeka Gary