



BOARD OF HEALTH

~ MINUTES ~

Thursday, May 21, 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: Jerico Mele, Deputy Director of Health and Human Services, John Hedden,
Chief Environmental Health Officer

Remote Staff: Roque Miramontes, Director of Public Health; Andrew Shapero,
Environmental Contamination Administrator, Tomeka Gary, Public Health
Coordinator; Alex Weisheit, KP Law

Members attending: Ann Smith (chair), Meredith Lepore, James Cooper, Matt Fee

Remote Members: Kerry McKenna,

Public Participant: Kim Latlip, Meg Ruley, Willa Arsenault (Nantucket Land and Water Council), Dylan Metsch-Ampel
(Deputy Housing Director) Arthur Reade (Attorney), Melissa Devitt (Asst. Superintendent of Schools)

I. PUBLIC ANNOUNCEMENT

II. PUBLIC COMMENT

Discussion:	- Kim Latlip raised concerns about public trust, saying the vice chair stated at town meeting that the Nobadeer turf field had never been cleaned — the town issued a public clarification the next day confirming the field has been professionally maintained under contract for 3 years - Kim Latlip noted the vice chair had submitted a public records request on November 30th, 2025, seeking maintenance and hardness testing records for the Nobadeer turf, received responsive records on December 16th, 2025. - Kim Latlip also noted the Capiz Stadium project passed town meeting by a two-thirds vote and was approved by nearly 60% of voters
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III. APPROVAL OF MINUTES

Action	Motion to approve minutes from February 19th, March 16th, March 19th, April 7th and April 16th, 2026. (Motion by: Cooper) (Seconded by: Lepore) Carried 4-0// Smith, Lepore, McKenna, Cooper(Aye) Fee recused from the vote
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IV. DIRECTOR'S REPORT

Discussion	- Tufts University Lyme blood study (conducted last year) found ~17% of roughly 100 participants had positive Lyme antibody results, vs. 32% who self-reported prior Lyme — the gap is likely due to waning antibodies and other tick-borne illnesses that present similarly but don't trigger Lyme antibodies - A similar study in the 1990s showed a 10% rate; the sample size difference makes a definitive comparison premature - Additional blood sampling are planned for October to build a larger dataset and track antibody decay rates over multiple years - Vibrio webinar attended by health inspectors today covered inspection process, disease investigation backtracking, and best practices for handling and monitoring shellfish - The Inter Island Public Health Excellence Grant collaborative is hosting Alpha Gal syndrome webinars (delivered by the regional epidemiologist and Martha's Vineyard Public Health Biologist), with open office hours available remotely - Human Services Comprehensive Needs Assessment Survey closed with just under 600 responses — roughly twice the target for statistical relevance; data analysis underway, results will go first to the Council of Human Services and Contract Review Committee to prioritize grants, then to the select board
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V. ENVIRONMENTAL CONTAMINATION ADMINISTRATOR UPDATE

Discussion:	Andrew Shapero reported 21 new private well data points: 2 detections above the 20 ppt state standard (previously reported from Arkansas Ave and Miacomet Ave), 6 detections below the standard, and 13 non-detects
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	• PFAS is detected in about 38% of all samples island-wide, but only 10% exceed the state standard; the reporting limit is 2 ppt per individual compound • Almost 600 properties have been sampled to date — Andrew Shapero noted the count has likely exceeded 600 given data in his inbox • Anything over 20 ppt is technically the homeowner's responsibility to report to the state; Mass DEP only conducts on-the-ground investigations when detections exceed the 90 ppt imminent hazard threshold • Kerry McKenna noted PFAS is appearing across a wider geographic distribution on the island, not just near known sources; Shapero confirmed this and noted DEP has been on-site at Fulling Mill Pond following detections there last fall • Andrew Shapero is watching for repeat-tested properties that jump a category this summer, which could indicate migration of contamination underground • Meg Ruley (Tom's Way resident) noted her neighborhood had some of the highest PFAS levels in the Commonwealth and is 400 feet from 3 municipal wells; she emphasized the value of the mapping and tracking work for Wannacomet Water's infrastructure decisions • No updated map this month; Shapero plans to have one ready for the June meeting including the latest above-standard detections • Public info session with Jim Starbard of RCAP (nonprofit focused on water and wastewater in rural communities) scheduled for June 17th in the same meeting room, before the next Board of Health meeting
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VI. 8 CREEK LANE-SPETIC LOAN REQUEST FRO PROPERTY LOCATED IN MADAKET	
Discussion	• Failed Title V inspection on January 6th, 2025, upgrade to an IA system required
Action:	Motion to approve the loan for 8 Creek Land at ½ the total amount asked (Motion by:) (Seconded by:) Carried 5-0// Smith, Lepore, McKenna, Cooper, Fee (Aye)

VII. CONTINUATION OF PUBLIC HEARING: HUMMOCK POND WATERSHED REGULATION AMENDMENT	
Discussion	• Public hearing closed and regulation adopted 4–1, • Meg Ruley raised concern that the special variance for affordable/attainable housing exists in Hummock Pond and Tier 2 wellhead areas but not in Madaket and Harbor watershed areas; Kerry McKenna confirmed the intent is to go back and unify language across all four areas after these two regulations are stabilized • Willa Arsenault (Nantucket Land and Water Council) expressed support for the affordable housing variance language in the wellhead district but flagged concern about applying it broadly to nitrogen-sensitive areas like Hummock Pond, Harbor, and Madaket, urging the board to use its discretion carefully on nutrient inputs in those areas • Dylan Metsch-Ampel (Deputy Housing Director) clarified the housing office's primary concern is protecting year-round and affordable homeowners from the cost differential between conventional and IA systems — not increasing development — and voiced support for Willa's comments on Hummock Pond sensitivity • Town counsel (Alex Weisheit, KP Law) confirmed the regulation as presented has been reviewed and approved by town counsel, and that a homeowner facing costs that would force a sale could reasonably constitute a substantial hardship •
Action:	Motion to close the public hearing (Motion by: Lepore) (Seconded by: Fee) Carried 5-0// Smith, Lepore, McKenna, Cooper, Fee (Aye) Motion to adopt this new amendment to the regulation with one amendment: "attainable" added alongside "affordable" in Section 288-7 (Special Variance) (Motion by: McKenna) (Seconded by: Lepore) Carried 4-1// Smith, Lepore, McKenna, Fee (Aye) Cooper (No)

VIII. CONTINUATION OF PUBLIC HEARING: WELLHEAD PROTECTION DISTRICT REGULATION AMENDMENT	
Discussion	• Regulation is substantively identical to the Hummock Pond regulation just adopted, including the ADU guidance reference and the commitment to work with the housing department on a guidance document covering tax credits, loan programs, and application process info • Jim raised a concern about what "undue hardship" means in practice and whether variances would undermine the protection goal; Kerry and town counsel clarified that the board retains full discretion — "may" grant, not "shall" and that a demonstrated case of financial hardship forcing a sale would meet the substantial hardship standard • Willa Arsenault reiterated Land and Water Council support for this language in the wellhead district specifically, while cautioning against extending it to other protection zones without potentially rolling

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	back the discretionary standard
Action:	Motion to close the public hearing for the wellhead district(Motion by: McKenna) (Seconded by: Lepore) Carried 5-0// Smith, Lepore, McKenna, Cooper, Fee (Aye) Motion to adopt this new amendment to the regulation with one amendment: "attainable" added alongside "affordable" in Section 382-7 (Special Variance) (Motion by: Fee) (Seconded by: McKenna) Carried 4-1// Smith, Lepore, McKenna, Fee (Aye) Cooper (No)

IX. 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	• Attorney Arthur Reade was just engaged this week by property owner Inez Hutton (present in person); Reade is off-island and unavailable for the June meeting • Background: town sewer was extended down Polpis Road as part of the Shimmo Needs project; Chapter 332, Article II requires connection within 6 months of notice (no more than 1 year); sewer department sent letters in 2019 and 2021; the health department became aware of non-compliance when reviewing a food service application in 2023; a 2-year variance was granted at that time expiring May 21st, 2025; an order to correct was issued in September 2025 • The property is over 700 feet from the street, on land lower than the road; the only estimate obtained (Toscana Corporation, January 13th, 2026) came in at \$125,000 for the force main connection alone, with Jim estimating total cost could exceed \$500,000; Hutton is over 80, on a fixed income, and has owned the property since 1977 • The commercial kitchen on the property has not been operated for several years and Reade represented it will not be used going forward — the property serves solely as Hutton's residence and a small unheated cottage for family in summer • Board wants the following from Reade before the July meeting: a more accurate cost estimate, clarity on the commercial kitchen (could it be rented or converted to an apartment for income?), and a proposed framework for conditions — e.g., compliance triggered upon sale or change of use — submitted at least 3 weeks before the July meeting • Meredith Lepore raised concern about precedent given that all neighboring properties connected at their own expense; Jim Cooper noted the regulation states no variances shall be granted for sewer connections, making the board's path narrow without solid supporting information
Action:	Motion to continue this to the regularly scheduled July meeting (Motion by: Fee) (Seconded by: Lepore) Carried 5-0// Smith, Lepore, McKenna, Cooper, Fee (Aye)

X. UPDATE ON PRETESTING AGREEMENT FOR VITO CAPIZO STADIUM RENOVATION PROJECT; NO VOTES SCHEDULED

Discussion	• Pre-testing agreement between the health department, Nantucket Public Schools, and the Land and Water Council is nearly complete — the only remaining gap is the testing method for the adhesive, which requires a different analytical approach than other materials • Melissa Devitt (Assistant Superintendent, standing in for Dr. Hallett) clarified the school requested a temporary pause before the election — not a refusal to engage — and the full project team is available to resume discussions after June 1st • Willa Arsenault summarized the Land and Water Council's three requests: (1) comprehensive testing of the turf system including fibers, backing, infills, shock pads, and adhesives using methods 1633, SPLP, and a TOP assay; (2) the same testing protocol applied to synthetic track materials; (3) baseline and ongoing groundwater monitoring — not to attribute contamination to a single source, but to establish a baseline and track changes over time • Two public commenters (Brent Tartamella and one other) questioned why Weston and Samson and TRC — firms already trusted and qualified by the town on other major projects — are not being treated as sufficient, and raised consistency concerns about the level of scrutiny applied to this project vs. other synthetic surfaces within the same wellhead protection zone • Kerry McKenna sees the additional scrutiny as a positive given the island's sole-source aquifer, and thinks the process will inform how the town evaluates future projects • Jerico Mele will share the draft provisional pre-testing document with all parties once a meeting with the school is scheduled
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XI. INTRODUCTION OF SHORT-TERM RENTAL CORRECTION LETTER TO BE USED WHEN STR OWNERS ARE NONCOMPLIANT WITH REGISTRATION REQUIREMENTS

Discussion	• Template notice of violation and order to correct approved unanimously for use against with STR operators who haven't responded to an initial outreach • The letter gives operators 14 days to either register their rental or remove the advertisement before further enforcement action; the town currently has just over 1,600 registered STRs • Template was drafted by the health department and reviewed and edited by town counsel before coming to the board - The letter gives operators 14 days to either register their rental or remove the advertisement before further enforcement action; the town currently has just over 1,600 registered STRs - Template was drafted by the health department and reviewed and edited by town counsel before coming to the board
Action:	Motion to approve of the STR correction letter (Motion by: Fee) (Seconded by: Lepore) Carried 5-0// Smith, Lepore, McKenna, Cooper, Fee (Aye)

XII. ADJOURNMENT

Action:	Motion to adjourn at 6:08 pm (Motion by: Lepore) (Seconded by: Fee) Carried 5-0// Smith, Lepore, McKenna, Cooper, Fee (Aye)
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Submitted by: Tomeka Gary