



NANTUCKET TOWN ASSOCIATION MEETING

October 22, 2024, at 4:00 pm

Meeting held in the Learning Lab of the Atheneum and by Zoom

DRAFT MINUTES FOR REVIEW AND APPROVAL

Attendance in the Atheneum: Mary Anne Easley, Lee Saperstein, Anne Terry, Henry Terry, Barbara von der Groeben, Charley Walters.

Attendance by Zoom: Jeanne Geddes, Paula Gold, Doris Hanna, Bill Seay, and Paula Williams. The Zoom link was <https://us02web.zoom.us/j/87455121153>.

Guests: Leah Hill, Nantucket Coastal Resilience Coordinator; Worcester Polytechnic Institute (WPI) project team: Carter Alday, Jackson Bonnet, and Carthene McTague.

Thanks to the Atheneum, Sammy Aguiar, for hosting the meeting, which was recorded and the link to the video is included here:
<https://youtu.be/OM8WkkXGveU>.

I. Call the October 22, 2024, Nantucket Town Association Meeting to Order.

President Henry Terry called the meeting to order at 4:04 pm. He then gave the regular warning that no Town Area Plan subjects would be discussed at this meeting.

II. Approval of Minutes.

The Recording Secretary's travel schedule meant that the September minutes will be late and, thus, there are no minutes to review at this meeting.

III. Treasurer's Report.

In Mary Longacre's absence, Henry Terry gave the Treasurer's report, included here, which had no changes in values. With no deposits or withdrawals, the beginning and ending balances were \$3608.16. "There was no activity in the account between 9/23 and 10/21/24 and the balance remains 3,608.16. I will not be able to attend on Tuesday. I posted the meeting announcement in the Nantucket Year-round Community Group on Facebook with a link to the NTA website."

"44 members have paid their 2024 dues so far
2 members have paid in advance for 2025
2023 had 54 paid memberships."

The Treasurer's report was accepted by acclamation.

IV. Guest Presentation from Leah Hill, Coastal Resilience Coordinator.

After an introduction by Henry Terry, Leah Hill explained that she will follow the

attached PowerPoint slides that were first used this past summer at the Nantucket Civic League's Presidents' Breakfast but will bring them up to date with some embellishments. If all of the projects included in the Coastal Resiliency Plan were to be implemented, the cost would be \$950 million; the value of property protected, however, is a multitude greater. Completion of the plan is projected to take ten to 15 years.

Slide number 4 (numbers are in lower right-hand corner) depicts the Easy Street Flood Mitigation Project. It is funded in part by the Massachusetts Office of Coastal Zone Management. Because of its proximity to Steamboat Wharf and its past history of flooding, this is the highest priority project on Nantucket. It fits within the broader Nantucket Downtown project area. The slide shows an array of individual sub-projects needed to protect this area. The advisory committee considered five different proposals for the area and chose one to be implemented starting in 2025.

Another high-priority project in the Town Area is the Francis Street Beach, slide number 5. This one is being conducted by the Washington Street Collaborative Work Group and includes reshaping the beach into a dune-like natural barrier and constructing a rain garden around the former Salt Marsh Center.

Lee Saperstein noted that high-cost capital projects have been turned down at the Annual Town Meeting by skepticism among the voters of a project's value. Plenty of informational efforts may be needed to get approval for these projects. Leah Hill shared paper copies of a brochure meant to inform home owners of the impact of projected coastal flooding on their properties; the last four slides of her presentation are copies of this brochure.

Before moving to questions and answers, Leah Hill briefly reviewed Nantucket's experience with the creation of Coastal Resilience Districts, which are a mechanism to assess betterment fees on those properties that will be protected by a resilience project. She then moved on to questions from the members. For the first question, Charley Walters asked if it was true that a large harbor barrier was to be built. Leah Hill responded that the concept had been discussed but that, if at all, it was a long way off. Physical issues of tidal flooding plus legal ones of permitting militate against this project. Charley Walters added that the Steamship Authority has allocated one million dollars for project planning for the Nantucket Terminal. Lee Saperstein, spurred by the illustration for the Francis Street Beach, hoped that eel-grass shoals could be used as energy dispersers to which Leah Hill replied that oyster reefs and reef balls could be used effectively to disperse storm-wave energy. Lee Saperstein asked if larger-scale studies have been done of the major currents that shape Nantucket. Right now, replied Leah Hill, current-flow modeling is being done for the harbor.

Charley Walters asked, also, about FEMA erosion-projection maps. Yes, they are in place for the years 2020, 2030, 2050, and 2100. The FEMA flood zone maps of 2014 have not been brought up to date. There is a possibility that they will be revised in 2027. With no further questions, Henry Terry thanked Leah Hill and the student members of the WPI project who are assisting her.

V. Old Business.

There was none.

VI. New Business.

Henry Terry reported that the Nantucket Civic League Executive Committee wishes to know the wishes of the local associations with respect to a proposed revision to the Town's Noise Bylaw. If there is positive interest, the Civic League

could take a stand in its favor. He distributed paper copies of the proposed change, which is entirely in the realm of hours of application of noise limits. A copy is attached to these minutes. Essentially, the change is to apply the rules Island-wide by elimination of the distinction between historic and non-historic districts. He asked if there was a sentiment in favor. Lee Saperstein suggested that the proposal be distributed widely and then considered at the November meeting. Association members are asked to look at the last page of these minutes before the next meeting when it will be brought back for a vote of endorsement.

VII. Adjournment.

With no further business before it, Henry Terry asked for a vote of adjournment, which was moved by Anne Terry, seconded by Barbara von der Grueben, and approved by all. It was 4:53 pm. The next meeting will be November 19th.

***Next meeting will be on November 19, 2024. It will be hybrid with an in-person meeting in the Atheneum and a virtual one via Zoom; if one uses Zoom, the address is <https://us02web.zoom.us/j/87455121153>.**

Lee W. Saperstein, Secretary, saperste@mst.edu.



Coastal Resilience Update

Nantucket Civic League's Presidents Breakfast

Saturday, August 10, 2024

Leah Hill, Coastal Resilience Coordinator
Town of Nantucket Natural Resources Department
Lhill@nantucket-ma.gov
508-228-7200 ext. 7603

Agenda

- The Town's Coastal Resilience Plan overview
- Easy St. Flood Mitigation Project
- Francis Street Beach Improvement Project
- Coastal Resilience Districts (CRDs)
- Coastal Resilience Advisory Committee Update

2

NANTUCKET COASTAL RESILIENCE PLAN

FINAL REPORT

- **Goals**
 1. Build coastal resilience and reduce coastal risks from flooding and erosion
 2. Enhance safe access to, from, and across the island
 3. Promote the health of natural ecosystems
 4. Generate waterfront public space, connectivity, and safety
 5. Develop implementable strategies that will result in reduction of flood and erosion risks
- **Coastal Resilience Plan endorsed by Select Board in 2022**
- **Includes:**
 - Risk and hazard assessment
 - Homeowner's toolkit
 - Resilient Nantucket: Flooding Adaptation & Building Elevation Design Guidelines for Historic Structures
- Uses NOAA's high scenario for sea level rise (6.6 ft. by 2100)
- Planned out to 2070
- 40 recommendations ranging from policy to nature based to structural
- Most recommendations should be implemented in the next 10-15 years
 - Cost \$900 million to implement



COASTAL
RESILIENCE
ADVISORY
COMMITTEE



ARCADIS

• one architecture

THECRAIGGROU

Easy Street Flood Mitigation Project



- Highest priority recommendation in the CRP
- Final report for Existing Conditions and Flood Risk Assessment
 - “Take no action” = \$1.2 BILLION in expected losses now-2070
- Final report for Concept and Feasibility Report
- Community outreach and engagement
- 30% design for preferred alternative



4

Francis Street Beach Improvement Project



- Focusing on Francis St. Beach, parcel across the street, and Saltmarsh Center
- Finalized MOU between Land Bank and Town of Nantucket
- Washington St. Collaborative Workgroup overseeing project
- Finalized contracts with SCAPE and Tighe & Bond
 - 26 week process to develop 2 alternatives and bring preferred alternative to schematic design
 - Outreach and engagement plan
 - Benefit - cost analysis
 - Operation and maintenance requirements & estimations
 - 30% design for preferred alternative



5

What is a Coastal Resilience District (CRD)?

What is the purpose of a CRD?

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- Specially-established district in areas with specific coastal resilience and risk mitigation needs
- Complements existing zoning, buildings codes, and other land use laws and regulations to implement resilience measures
- Clearly-defined geographic boundaries
- Flexible in application and size
- Enhances a municipality's ability to manage funding, infrastructure construction, and general improvements related to coastal resiliency matters
- Enables a municipality to collect needed funds for coastal resiliency projects in the district
- Provides a mechanism through which projects are funded by the property owners that benefit from them

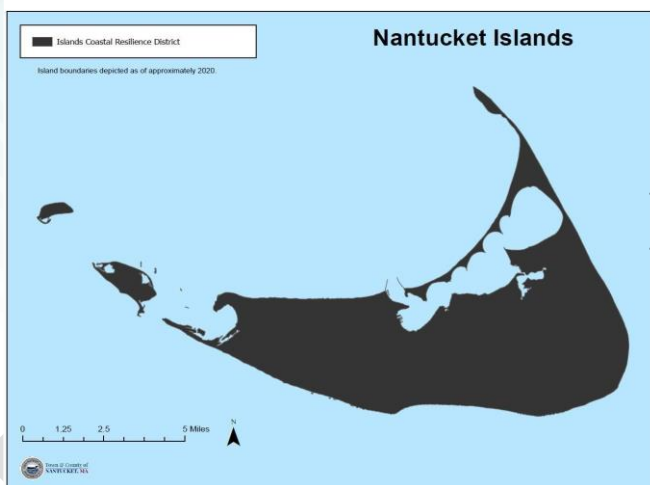
6

How does a municipality in Massachusetts establish a CRD?

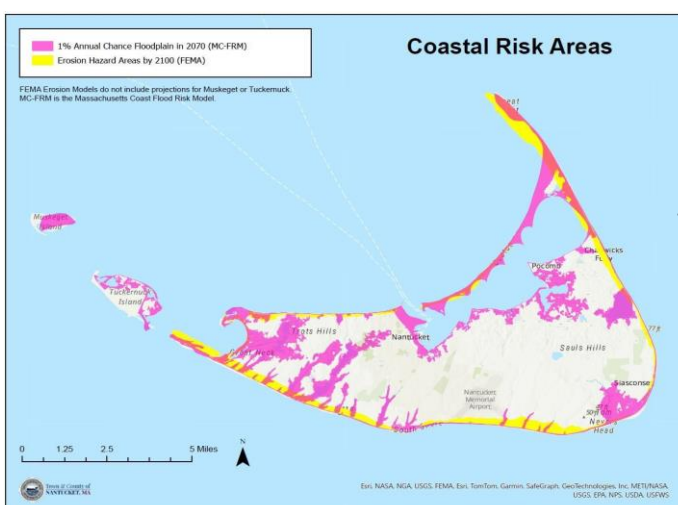
- Special act of legislature
 - Home rule petition approved by Town Meeting and then filed with state legislature.
- Municipal bylaws and regulations
 - Adopted by municipality
 - Could be zoning bylaw or general bylaw
 - Must be approved by Massachusetts Attorney General

How are CRDs defined for Nantucket?

- The land constituting the Islands Coastal Resilience District (the “ICRD”) is the entirety of the Island of Nantucket and Tuckernuck and Muskeget
- Purpose is to provide for shared funding among the property owners in the respective Coastal Resilience Districts who benefit from the coastal resilience projects and improvements
- Funding for planning, construction, monitoring and maintenance of coastal resilience projects in the respective Coastal Resilience Districts.
- The establishment of the ICRD and the Sub-Districts will enable the Town to undertake coastal resilience projects to mitigate against the effects of coastal erosion and shoreline change to the Town’s coastline, sea level rise, flooding or other coastal hazards with resilience related infrastructure



- Initial district incorporates the entire Town and County
- Moving forward, sub-districts could be formed with Select Board approval.



- Sub-districts may be defined based on existing and predicted flood and erosion hazards.

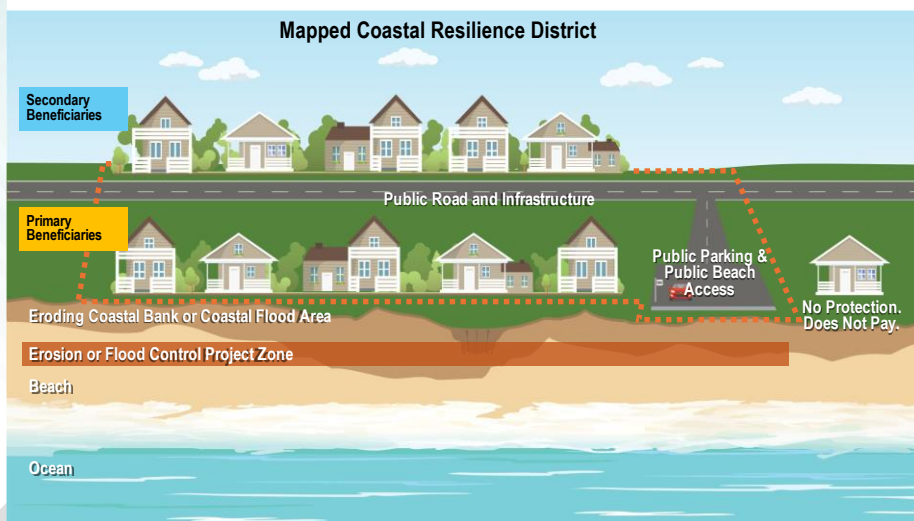
What are the benefits of a CRD for Nantucket?

- There are many recommendations for critical capital improvements in the Coastal Resilience Plan
- Town needs a mechanism to fund and implement recommended projects
- CRDs would allow funds to be raised from the people who benefit
- Has the potential to cover operations and maintenance costs in addition to design and construction
- Aligned with purpose of the Flood Hazard Overlay District as set forth in the Town's Zoning Bylaw, §139-12 H

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10

EXAMPLE



Explanation

An erosion or flood control method is used in a coastal risk area. Town facilities (road and parking) and property owners benefit from the protection, therefore Town, primary and secondary beneficiaries all pay a portion of the project costs. Not accurate representation of CRD - for purposes of demonstration and discussion only.

What were the 2 proposed articles?

ARTICLE 69

General Bylaw



- Town can create CRD by approval of general bylaw at Town Meeting
- Allows Select Board to map districts
- However, this bylaw does not authorize the Town to assess betterments within the CRD.



ARTICLE 67

Home Rule Petition



- Special legislation at state level
- Town is authorized to assess betterments within the CRD
- Defines geographic boundaries of the district
- Authorizes Town to undertake the necessary projects to protect the property and residents in the district and the utilities and public roadways serving the district
- Authorizes Town to fund projects through the assessment of betterments on the properties benefitted by said projects

Definition adapted from Somerville Community Corporation

In Massachusetts, cities and towns have limited powers under state law. A Home Rule Petition is a request from a city or town for a new type of power from the state legislature.

12

Next Steps for CRDs

1. Create project scope to hire consultants
2. Create decision making matrix on how to assess fees
2. Assessing the risks and needs of specific areas
3. Figure out how to proceed with mapping which may include:
 - Protocol for mapping broad areas similar to the CRP and break down into smaller areas by risk using the 2021 CRP Risk Assessment
 - Ex. Broad area = Downtown & smaller area= Brant Point
5. Once we get through these stages, we will take public feedback to help inform mapped areas
6. Evaluating if the Home Rule Petition will go back to Town meeting in 2025



We are here

13

COASTAL RESILIENCE ADVISORY COMMITTEE

* Meets every 2nd and 4th Tuesday of the month on Zoom*

Community outreach on property owner resilience (CRP high rec.)

Discussion with Local Regulatory Boards & Commissions

- 2 meetings
- Chairs or vice-chairs from
 - Airport Commission
 - Nantucket Planning and Economic Development Commission
 - Zoning Board of Appeals
 - **Planning Board- STARTING HERE FIRST (CRP high priority rec.)**
 - Conservation Commission
 - Board of Health
 - Historic District Commission
- General consensus from these boards and commissions is that their regulations need to be updated to incorporate coastal resiliency



14



FEMA FLOOD MAPS

FIND OUT IF A PROPERTY FALLS WITHIN A CURRENT FLOOD ZONE

Moderate- to low-risk flood areas are designated with the letters B, C, and X on FEMA flood maps. In these areas, the risk of being flooded is reduced, but not completely removed. **One in three insurance claims come from moderate- to low-risk flood areas.**

High-risk flood areas begin with the letters A or V on FEMA flood maps (warm colors on map above). **These areas face the highest risk of flooding.** If you own a property in a high-risk zone and have a federally backed mortgage, you are required to purchase flood insurance as a condition of that loan.



SCAN THE QR CODE

- Enter your address in the search bar (upper right hand corner).
- Colors are associated with specific flood zones.

OUR COASTAL RESILIENCE PLAN

The Coastal Resilience Plan for Nantucket presents a comprehensive island-wide strategy, outlining 40 key recommendations to be executed over the coming decade and a half. This proactive approach is designed to mitigate the risks associated with flooding and erosion in Nantucket, ensuring resilient infrastructure through 2070.



SCAN THE QR CODE

- Read the full CRP.
- Find ideas to make your property more resilient.

FOLLOW THESE TIPS TO PROTECT YOUR PROPERTY

- 1. ELEVATE APPLIANCES
- 2. PURCHASE AND MAINTAIN FLOOD INSURANCE
- 3. PLANT WITH NATIVE VEGETATION
- 4. KNOW YOUR RISKS!
- 5. STAY UP TO DATE WITH THE CURRENT CLIMATE CHANGE DATA
- 6. CONTACT US IF YOU HAVE QUESTIONS!

STAY IN TOUCH

- W www.nantucket-ma.gov/crp
- E coastalresilience@nantucket-ma.gov
- I @nrddack
- F /nantucketnrd



Coastal Resilience Guide for Real Estate Agents and Homebuyers

Produced by the:

COASTAL RESILIENCE ADVISORY COMMITTEE

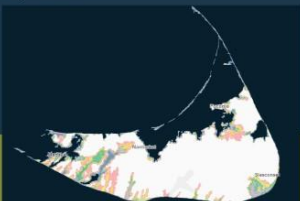
This brochure introduces the best available maps and models for erosion, flooding, and groundwater table rise for Nantucket.

Users can input specific addresses to learn about the current and future risks that properties may encounter.

MA COASTAL FLOOD RISK MODEL

FIND OUT WHAT THE FUTURE FLOOD PROBABILITY IS FOR A PROPERTY

This model uses sea level rise, winds, tides, storm surge, wave overtopping, and how hurricanes and winter storms will change with the changing climate to predict future flooding by storms.



SCAN THE QR CODE

- Pick a timeframe (present, 2030, 2050 or 2070).
- Search for an address using the search icon on the upper right corner of the map.
- Colors associate with the probability of a property being flooded with salt water during a coastal storm. Ex. 100% coastal flood exceedance probability zone (dark blue) has a 100% chance (1 year return period) of flooding. In other words there is a 100% chance that this location will get wet with salt water during a coastal storm event.



"Properties within the 1% annual chance storm event or 100-year storm have a 1 in 4 chance of flooding over the course of a 30 year mortgage"

GROUNDWATER TABLE RISE MAP

PREDICTIONS FOR GROUNDWATER LEVEL CHANGE ON A PROPERTY

The groundwater table is anticipated to rise as sea level rises, which may cause new wetlands in areas that are currently dry and expand current wetlands. This may affect properties by having frequently flooded basements and restrictions on building structures and pools. If you are interested in knowing more about groundwater on a property you will have to consult a professional hydrogeologist.



ASK THESE QUESTIONS:

- Where is the septic system located?
- How far away is the property from a wetland?
- Does the property have a flooding history?
- Have neighbors had to move or demo their homes because of erosion?
- Is there enough room on the property to retreat the home?
- Are there any ongoing or future coastal resilience projects in the neighborhood?

NON-REGULATORY FEMA EROSION PROJECTION MAP

FIND OUT IF A PROPERTY IS IN A FUTURE EROSION AREA



SCAN THE QR CODE

- Enter an address in the upper left hand corner.
- The colors associate with the year yellow (2030), orange (2050), and purple (2100).
- There is a ruler (upper right hand corner) where you can measure how many feet are projected to be lost.

"Nantucket has one of the highest erosion rates in MA."



HISTORIC STRUCTURES

Visit www.nantucket-ma.gov/resilientack and learn about best practices to protect historic properties.

**SCAN THE QR CODE
AND TAKE THE SURVEY!**



**This 5-minute property owner's resilience survey
will help the Coastal Resilience Advisory Committee
(CRAC) support your resilience!**

WWW.NANTUCKET-MA.GOV/CRAC

Questions and (hopefully) Answers

Visit the Town's Coastal Resilience webpage!



Nantucket Civic League’s Request for Consideration:

<u>Nantucket Noise By-Laws:</u>			
	Current By-law: Non-Historic Districts	Current By-law: Old Historic Districts (Town, Sconset)	Proposal - All Districts
101-1 A.(4) Prohibits use of "any mechanically powered tools or equipment actually being used in ongoing building construction, building renovations, non-emergency building maintenance, or building demolition work"	NON-PEAK SEASON: Sep 15 to Jun 15, Mon-Sat 8pm - 7am Sep 15 to Jun 15, Sun 8pm - 10am	NON-PEAK SEASON: Labor Day to July 1, Mon-Sat 8pm - 7am Labor Day to July 1, Sun 8pm - 10am	NON-PEAK SEASON: Labor Day to July 1, Mon-Sat 8pm - 7am Labor Day to July 1, Sun 8pm - 10am
	PEAK SEASON: Jun 15 to Sep 15, Mon-Sat 8pm - 7:30am Jun 15 to Sep 15, Sun 8pm - 10am	PEAK SEASON: July 1 to Labor Day, Mon-Sat 6pm - 8am July 1 to Labor Day, Sun 6pm - 10am	PEAK SEASON: July 1 to Labor Day, Mon-Sat 6pm - 8am July 1 to Labor Day, Sun 6pm - 10am
101-1 A.(5) Prohibits use of "any mechanically powered tool (such as saws, drills, sanders, grinders, nail guns) or mechanically powered lawn or garden tool , or similar device used outdoors "	NON-PEAK SEASON: Sep 15 to Jun 15, Mon-Sat 10pm - 7am Sep 15 to Jun 15, Sun 10pm - 10am	NON-PEAK SEASON: Labor Day to July 1, Mon-Sat 10pm - 7am Labor Day to July 1, Sun 10pm - 10am	NON-PEAK SEASON: Labor Day to July 1, Mon-Sat 10pm - 7am Labor Day to July 1, Sun 10pm - 10am
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On balance, this proposal offers both "give" and "take"...

- o It conforms the peak season for all areas of the island, from July 1 to Labor Day
- In non-Historic Districts, the peak season would begin approx. two weeks later, and end approx. two weeks earlier
- o It does not change the existing noise curfews during non-peak season
 - o It changes and conforms, for all areas, the noise curfews during peak season, such that:
- For the Historic Districts, curfew would begin one hour later (i.e., to 6pm from 5pm) for power/landscaping tools used outdoors
- For all non-Historic Districts...
- > Curfew would begin two hours earlier (from 8pm, to 6pm) for equipment used in building activities, and last 30 minutes later (until 8am)
 - > Curfew would begin four hours earlier (from 10pm, to 6pm) for power/landscaping tools used outdoors, and last 30 minutes later (until 8am)
 - o It aligns the peak season curfew times for both equipment used in building activities and power/landscaping tools used outdoors