



NANTUCKET TOWN ASSOCIATION MEETING

March 22, 2022, at 4:00 pm

Meeting held by Zoom conferencing

DRAFT MINUTES FOR REVIEW AND APPROVAL

Attendance (Participants as noted by Zoom): Trish Bridier, Mary Anne Easley, Mary Longacre, Gail Norton, Lee Saperstein, Bill Seay, Anne Terry, Henry Terry, Barbara von der Groeben, and Paula Williams.

Guests: Janet Forest, Atheneum, and Stephen Murphy, Nantucket Fire Chief.

Thanks to the Atheneum, Janet Forest, for hosting the meeting. which was recorded and the link to YouTube is included here:

Here is a link to the recording: <https://youtu.be/XP-PRJSxDRI>

I. Call the March 22, 2022, Nantucket Town Association Meeting to Order.

President Henry Terry called the meeting to order at 4:01 pm. He announced that the meeting is being recorded and those who could not attend are welcome to use the above link to watch the recording. He also announced that, to avoid conflicts with the Open Meeting Law, there would be no discussion of the Nantucket Town small area plan because members of that working group are in attendance at today's meeting and no agenda for it has been posted.

II. Approval of minutes of the Meeting of February 22, 2022.

Henry Terry asked for approval of the minutes of the meeting of February, 2022. Paula Williams moved approval, Trish Bridier seconded, and the vote to approve was unanimous.

III. Treasurer's Report.

Anne Terry, Treasurer, gave the Treasurer's report, attached. The report shows dues received of \$1135.00, \$1356.32 in expenditures: \$500 donation to the Atheneum and \$856.32 to compensate Hillary Rayport for the hot tub/spa survey, and an end balance of \$3,898.54. A motion to approve was made by Trish Bridier, seconded by Paula Williams, and approved unanimously.

Anne Terry spoke very positively of this being a month in which more than one-thousand dollars in dues had been received.

IV. Guest Presentation: Stephen Murphy, Fire Chief

Henry Terry received unanimous consent to revise the published agenda so that the guest speaker could go first. Old and New Business items would be deferred until after the talk so as to let him return promptly to his busy schedule. Stephen Murphy, Chief, Nantucket Fire Department, has agreed to give an up-date on the Fire Department and has agreed to answer questions afterwards.

He began by thanking the Nantucket Town Association for inviting him and by saying that a lot has happened positively for the Fire Department since his last presentation about one and one-half years ago. To begin, he said that the new fire station is truly fantastic; it has a sufficiency of space that was not in the old station. The laundry is capable of washing thoroughly all turn-out gear and personnel uniforms. This means that no fire fighter carries home potential contaminants from a fire.

With the purchase of Advanced Life Support, ALS, ambulances and the training of several Emergency Medical Service, EMS, responders in ALS, it can be administered as soon as an ambulance arrives. This means that early intervention for strokes, heart attacks, and, of course, accidents can be administered promptly instead of waiting, as in the past, for the ambulance to get to the hospital. This is a life-saving improvement he noted. Because of the ability to stabilize a patient, in a recent industrial accident, where a worker fell from a roof, the Med-Flight helicopter was able to pick up the victim at the accident location and did not have to go first to the hospital.

They expect to receive a new fire truck for 'Sconset, which, because it was ordered specially for use there, has taken two years to be delivered. They expect to receive another new truck that, because they were able to adapt one that had been a demonstration model, will come in a matter of weeks after being ordered. There is a capital request for new ambulances that he expects to be approved in the May Annual Town Meeting and they have just received a fire-fighters' grant to buy new radios. He then said that it was time for questions.

Mary Longacre asked about the incidence of calls, particularly if their number matched population growth or was, perhaps, greater than the rate of growth. Chief Murphy replied that they can certainly see the impact of population because of the difference between winter and summer in the rate of call-outs. In addition, the requirement by the State and mortgage holders for fire-alarm systems means that there have been more accidental alarms such as might be caused by builders working in an empty house. Also, fire calls have become about equal to the calls for EMS responders whereas past years saw more EMS calls than fire calls.

Lee Saperstein said that he was involved in studying health and safety of mine workers and was struck by the nature of the falling-worker accident; in his terms, this was an avoidable accident. He asked if anyone was taking the lead on providing health and safety training for Nantucket's labor force, particularly builders and landscapers. The reply was that there was no coordinated

effort. Lee Saperstein mentioned the Nantucket Builders and Landscape Associations as possible partners in developing training programs for health and safety, also the Nantucket Department of Health.

Barbara von der Groeben suggested that Chief Murphy remind the members of the safety programs administered by the Fire Department for the elderly such as Generation Safe and the secure Key-Box program that allows personnel responding to a fire alarm to enter a locked dwelling without damaging the door. More information can be had from Deputy Chief Sean Mitchell (smitchell@nantucket-ma.gov). With Sean Mitchell's promotion, there is currently not a permanent fire-protection officer and she asked if recruiting for this position was going well and the reply was "unfortunately, not."

Lee Saperstein asked about the department's moves on PFAS contaminants in turn-out gear. Chief Murphey complimented Sean Mitchell on his earlier bold stance on this gear. Leading causes of death among fire fighters are cancer and heart disease. Some suits have been replaced with fluorine-free gear and those that cannot be replaced are laundered each time that they are used. Personnel change into and out of their uniforms at work so that nothing from the fire station is carried home.

Paula Williams asked about vacant positions and recruitment. He answered by saying that they had one vacancy and have just had a resignation. They expect to have two more positions approved at the ATM and that will mean four vacancies going forward. Because there is a shortage of qualified labor in the current economy, they need to find people who want to be a fire fighter not merely gainfully employed. When asked, he allowed as he intends to retire in September and, thus, will be in place for five more months. All attending wished him well and thanked him for his presentation.

V. Old Business.

Henry Terry said that the Executive Committee of the Nantucket Civic League will be assembling an advisory committee on noise pollution. If anyone wishes to become a member of that committee, please advise him.

He, then, announced that results are now available of the survey of residents in the Residential Old Historic District, also those in the 'Sconset Old Historic District, on spas and hot tubs that was completed recently. This survey gathered attitudes toward the presence of them in these districts and also to get information on, if they remain permitted, acceptable sizes and volumes. He read the summary statement that is attached to these minutes and commented that there is overwhelming feeling among respondents, in the order of 70 percent, against spas and hot tubs.

Mary Anne Easley thanked Hillary Rayport for assembling the survey and its results. Paula Williams asked who will receive the results; Planning Board and the Civic League was the answer. Mary Anne Easley said that she will put a link on the Town Association web site to the summary. She hoped that respondents would join the Association as well. Lee Saperstein

suggested the *Inquirer and Mirror* and the *Nantucket Current* as recipients; “good idea,” said Henry Terry.

VI. New Business.

Henry Terry then reminded the members of last-month’s discussion of dues payment through the web site, i.e., an electronic payment scheme. He had asked Alexandra LaPaglia to investigate if such a scheme were feasible and she had found that PayPal was compatible with the Association’s web portal. The cost for each payment would be around three and one-half percent of the transaction plus 49 cents each. If we chose this method, we might need to raise the rates for dues, at least equal to the transaction cost if not slightly more. There was some discussion on dues and if they should be raised. At this point, Lee Saperstein moved that we start a web-payment scheme and Mary Anne Easley seconded it. Before a vote was held, Trish Bridier asked whether or not we should raise dues and it was concluded that we should treat that as a separate issue to be decided once the web site is operating. Bill Seay said that one of the dues options – the membership form has six different rates – should be for donations rather than the current “other.” Anne Terry said that the current system worked well and that we should think through this move before acting; she was opposed to the change. With no other discussion, Henry Terry called for a vote, which was positive but with the one vote in opposition. He concluded that the vote carried and he would work with Alexandra LaPaglia to get the payment scheme started.

Mary Anne Easley then added that we need to create annual or bi-annual membership drives that feature a defined activity that will benefit the Town. We should brain-storm potential projects that will improve the Town. Essentially, we should show members where their money will go.

As the meeting prepared to adjourn, Bill Seay was asked if there was any more planning activity around the application from the new owners of the Woodbox on Fair Street for changes in their operating conditions. Yes, he said, it is still under consideration by the Planning Board and individual letters of opposition would be both welcome and timely. The Board meets on the second Monday of each month, with the next one on April 11, 2022, and correspondence is due by March 28th.

Lee Saperstein reminded members that the Civic League citizens forums will be soon with Meet the Articles on Saturday, April 9th, and Meet the Candidates on April 30th.

Henry Terry then said that there being no other comments, it was time for adjournment and Trish Bridier so moved, Paula Williams seconded, and the vote was unanimous.

VI. Adjournment.

The meeting was adjourned at 4:53 pm.

NANTUCKET TOWN ASSOCIATION

Treasurer's Report

Mar 22, 2022

Beginning Balance	\$4,119.86
Deposits	
Dues	\$1,135.00
Expenditures	
-\$856.32 reimbursement to H. Rayport for survey expenses	
-\$500 charitable donation to Nantucket Atheneum	\$1,356.32
End Balance	\$3,898.54

Nantucket Town Association
Survey about Spas and Hot Tubs in the Historic Districts
March 21, 2022

The Nantucket Town Association, a member of the Civic League, conducted a survey of resident and non-resident property owners in the Residential Old Historic zone (Town) and ‘Sconset Old Historic zone (‘Sconset).

Owners of record in the two zones (ROH and SOH) were notified about the online survey by mail sent to the address of record for each property. The survey link was also emailed to the mailing list of the NTA and the ‘Sconset Civic Association, and was published in *DayBreak Nantucket*. The link was publicly available on the Nantucket Town Association website. Responses were collected from February 15th until March 15th.

In order to ensure accurate results, respondents indicated their name and Nantucket address. 453 responses were recorded: 304 from ROH, 97 from SOH, 11 renters in SOH/ROH, and 41 who lived outside ROH or SOH, but wanted to complete the survey anyway.

Summary

Responses were overwhelmingly in favor of banning hot tubs and spas in the historic zones: 70% preferred no hot tubs or spas. SOH owners were slightly more inclined towards banning spas, with 72% wanting no hot tubs or spas, vs 70% of ROH responses. Respondents who identified as year-round residents were more likely to be anti-spa, with 75% asking for a ban. Among people who rent out their residences, 67% asked for a ban on hot tubs and spas. Of respondents outside the ROH and SOH, a smaller but still majority percentage of 61% preferred a ban in ROH and SOH.

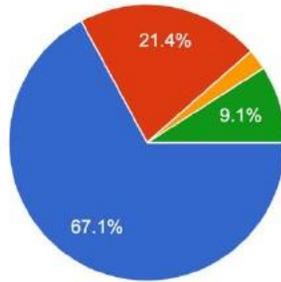
33% of all respondents believe that spas and hot tubs can have therapeutic benefits for homeowners. However, most believe pools and spas create problems. The most common concerns were noise from use (72%), mechanical noise (61%), Visual impacts (62%), drainage and stormwater management impacts (61%), and privacy impacts (58%). Light pollution and energy use were also concerns (48% and 45%). Over half of respondents felt that landscape screening required to hide spas and hot tubs can create problems (55%).

79% of all respondents agreed or strongly agreed that hot tubs and spas are not compatible with the historic character of the ROH and SOH neighborhoods.

1.

Please select one:

453 responses

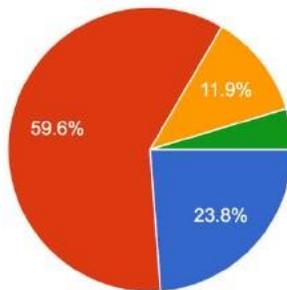


- I own property in the Residential Old Historic District (Nantucket Town)
- I own property in the Sconset Old Historic District
- I live in ROH or SOH year round as a RENTER
- I don't own property or live year round in ROH or SOH but I want to take this survey anyway

2.

Which best describes how you use your residence in the ROH or SOH?

453 responses

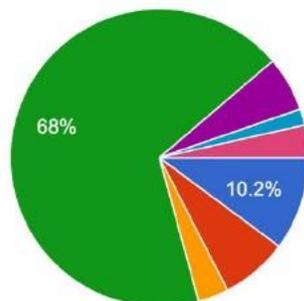


- I am a year round resident
- I am a seasonal resident (3 or more months per year)
- I live less than 3 months a year in my ROH or SOH residence
- Not applicable

3.

Please choose one.

453 responses

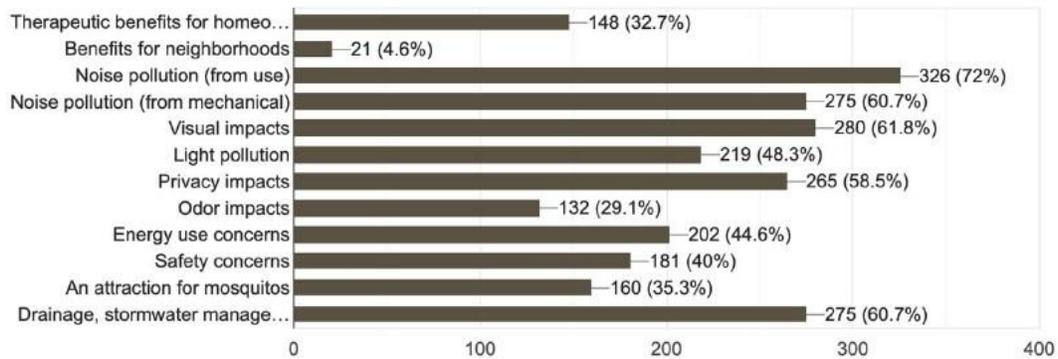


- I offer all or part of my residence for rent 8 or more weeks per year
- I offer all or part of my residence for rent 4 to 8 weeks per year
- I offer all or part of my residence less than 4 weeks per year
- I do not offer my residence for rent
- I occasionally offer my residence for rent
- I prefer not to say
- Not applicable

4.

Please select all that apply: spas and hot tubs create

453 responses



5.

Size: current code defines a spa/hot tub as 150 sq. ft of surface area (e.g. 10'x15') or less. Please choose one:

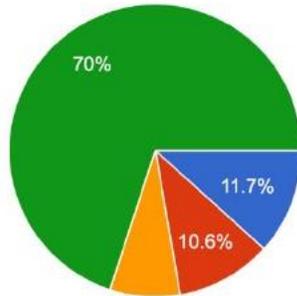
453 responses



6.

Another size consideration about hot tubs and spas is the volume of water they contain, which relates to how deep they are and how they may be ...aining more than 1000 gallons. Please chose one:

453 responses

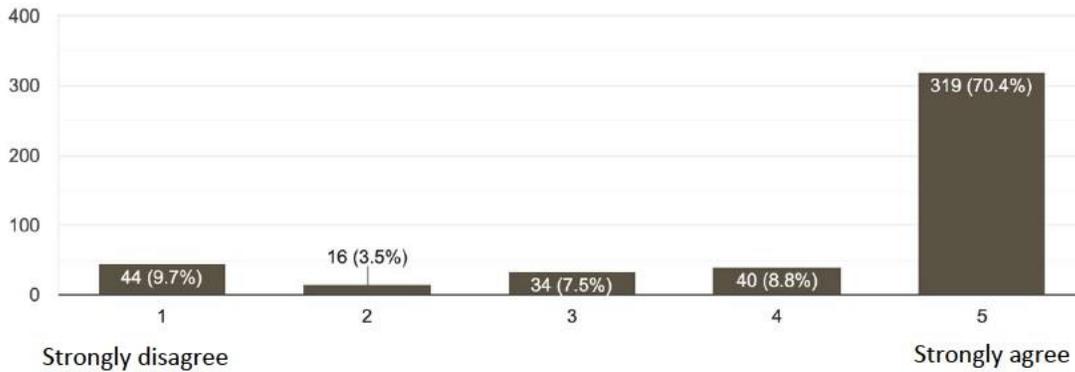


- spa/hot tubs should be limited to 1000 gallons or less.
- The amount of water in the spa/hot tub is not an important issue to me
- I don't know
- Gallonage doesn't matter because I don't want hot tubs or spas in the ROH or SOH

7.

Spas and hot tubs are not compatible with the historic character of the ROH and SOH district

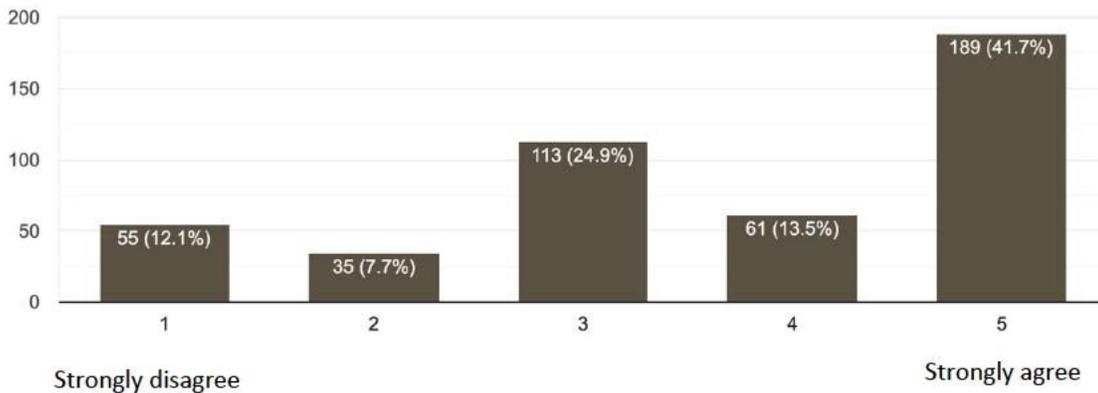
453 responses



8.

Fences, berms, and tall, dense vegetation required to screen spas and hot tubs from view can be a problem.

453 responses



Additional Analysis

SOH respondents	97	
Size doesn't matter because I don't want hot tubs or spas in the ROH or SOH	70	72%
150 sq. ft. is a good maximum size for a spa/hot tub	13	13%
150 sq. ft. is too large for a spa/hot tub - they should be smaller	12	12%
150 sq. ft. is too small for a spa/hot tub - they should be allowed to be larger	2	2%
ROH Respondents	314	
Size doesn't matter because I don't want hot tubs or spas in the ROH or SOH	221	70%
150 sq. ft. is a good maximum size for a spa/hot tub	32	10%
150 sq. ft. is too large for a spa/hot tub - they should be smaller	48	15%
150 sq. ft. is too small for a spa/hot tub - they should be allowed to be larger	13	4%
All Areas - Year Round residents Only	109	
Size doesn't matter because I don't want hot tubs or spas in the ROH or SOH	82	75%
150 sq. ft. is a good maximum size for a spa/hot tub	12	11%
150 sq. ft. is too large for a spa/hot tub - they should be smaller	14	13%
150 sq. ft. is too small for a spa/hot tub - they should be allowed to be larger	1	1%
All Areas - non-residents who rent their homes more than occasionally	75	

Size doesn't matter because I don't want hot tubs or spas in the ROH or SOH	50	67%
150 sq. ft. is a good maximum size for a spa/hot tub	6	8%
150 sq. ft. is too large for a spa/hot tub - they should be smaller	12	16%
150 sq. ft is too small for a spa/hot tub - they should be allowed to be larger	7	9%

All Areas - non-residents who do not rent their homes (or rent occasionally) 238

Size doesn't matter because I don't want hot tubs or spas in the ROH or SOH	167	70%
150 sq. ft. is a good maximum size for a spa/hot tub	29	12%
150 sq. ft. is too large for a spa/hot tub - they should be smaller	35	15%
150 sq. ft is too small for a spa/hot tub - they should be allowed to be larger	7	3%

People living outside the ROH and SOH 41

Size doesn't matter because I don't want hot tubs or spas in the ROH or SOH	25	61%
150 sq. ft. is a good maximum size for a spa/hot tub	7	17%
150 sq. ft. is too large for a spa/hot tub - they should be smaller	6	15%
150 sq. ft is too small for a spa/hot tub - they should be allowed to be larger	3	7%

Comments

29 comments asked for no change to existing limits on spas/hot tubs. Representative comments:

As long as they are well hidden, I see NO issue with a hot tub/spa

Hot tubs/spas provide physical and mental therapy for anyone over the age of 10. They have a calming peaceful effect on humans. With the rate of anxiety and mental health issues in children, teens and young adults these days, hot tubs and spa should be promoted.
i feel that if they are tastefully hidden from view and tastefully done, they are a wonderful addition for relaxation and therapy.
I think the current noise rules that are in effect, no outside noise after 10pm, are adequate
I'm fine as long as the noise associated (from use) ends at 10p
If hot tubs/spas are not visible from the street - AND they meet ALL HDC guidelines, I'm not opposed to them - any more than I'm opposed to outdoor showers, fire pits, Gazebos, etc...NONE of which can be defined as historic structures or house accessories.
The designs of these are very small and are well hidden into the overall property use.
The HDC is pretty vigilant about screening/modifying proposals that are out of line. I feel confident that the HDC can be trusted review and approve appropriately sized/located/screened hot tub/spa proposals. Neighbors already put up 6 foot fences and vegetation (that grows much taller than 6 feet) to screen their back yards for privacy from passersby and other neighbors. I can't see that adding a tub/spa to these protected backyards makes any difference at all to anyone other than the owner the spa. To the owner it could be a very enjoyable, therapeutic and relaxing addition. I personally have no plans to put in a tub/spa but I support the right of other to do so to enjoy their own personal property.

37 comments sought some additional limits on spas/hot tubs. Representative comments:

A regular hot tub is 300 gallons; 1000 gallons is far too much for regular 4 or 6 person hot tub
Hot tubs and spas should be relatively modest in size and not dominate the entire outdoor space
I think small hot tubs (preferably round and quiet) should be allowed for therapy. But nothing anywhere near 10' by 15'.
I think they should be for 2-4 people maximum with no outdoor lighting. They should be solely for the relaxation of the home owners. A serene soaking tub to enjoy the night sky.
I would prefer not to tell other people how they can use their property. However, I believe living in the ROH requires some degree of regulation; folks who live there need to accept this. On their face, spas and hot tubs don't seem compatible with an historic district. If spas and hot tubs are going to be permitted in the ROH, they should be small and minimize disturbances of all kinds.
If hot tubs and spas are to be permitted, there should be stronger setback requirements for their placement -- further away from shared property lines.
If hot tubs are located at rental properties they encourage late night parties and noise pollution.
One hot tub is not usually a problem; several hot tubs in a dense neighborhood results in a problem. As long as there is not way to limit the number, they should not be allowed.

smaller hot tubs in year round homes should not pose a problem

148 Comments sought a ban on spas/hot tubs. Representative comments:

Bylaws are ambiguous and have resulted in residents building inappropriately sized spas which would typically be seen as plunge pools.

Come on. 150sf is not a hot tub, it is a swimming pool.

Heaters for tubs and spas are a burden on the island's electric capacity!

Historic District should remain visually appealing. Properties are close together and hot tub motors are loud without the drunk people gathering in them. I think it is not a good idea.

Hot tubs and pools should not be in ROH or SOH. Pools and Hot Tubs have made a HUGE impact on my summer life in Sconset. Even after talking to my neighbors they seem to be unconscious about how much this has effected us. I have a pool, hot tub with several outdoor speakers 20 feet from the back of my house in Historic Sconset. This is terrible that this was allowed to go through in the first place. please come and see my situation anytime.

I am challenged by noise from rentals every week next door to my house. Adding hot tubs, pools or spas would only make this even worse

I am concerned about the amount of water and discharge on the island

in a densely populated area, the noise and light pollution is terrible especially for a year round resident.

Minimal lot and setback dimensions in the historic district creates a highly intimate neighbor to neighbor setting. Spas within such an intimate setting substantively intrude into a neighbor's privacy. The introduction of a neighbor's spa substantively alters the historic context as well as the quality of life expected in such a district.

Tall fences hedges and berms are inappropriate in the ROHthey are more of a suburban or countryside feature.

Their installation and especially their maintenance trucks = further strain on in-town parking

There are many restrictions on what you can do with your property in SOH/ROH to keep the historic feel (e.g., types of windows, doors, paint colors, etc.). Hot tubs would be much more out of character than many other things that are not allowed. It's something we all accept as part of living here -- the price we pay for living in such a beautiful place is that sometimes we need to compromise when we wish for something inconsistent with the flavor of the neighborhood. Personally, I think it is a reasonable trade-off and feel very lucky to live in our wonderful neighborhood.

We have a hot tub at our off-Island residence, and know that maintenance, motor noise, and required drainage for maintenance would be an issue for the SOH area. In an area where we have been so restricted in the past to make any changes to our properties, it seems the HDC and the Town have been abandoning the desire to preserve these communities. It is very upsetting.

We have a neighbor who has a spa and it is a terrible addition to the neighborhood. Including the plantings do not offer any relief.

DRAFT