

**Nantucket Coastal Resilience Advisory Committee (CRAC)**  
**Tuesday, September 5, 2023**  
**Via Zoom**

\*Meetings are audio- and video-recorded

**Members present:** Gary Beller, Peter Brace, Tim Braine, Abby de Molina, Matt Fee, Rachael Freeman (part-time), Dr. Jen Karberg, Doug Rose

**Members Absent:** Dr. Sarah Bois, Christy Kickham, Joanna Roche

**Staff present:** Leah Hill, Vince Murphy

**Members of the public:** Peter Morrison, Rick Atherton, Kit Murphy

**Recording available here:** <https://www.youtube.com/watch?v=TetNglbr5UA&t=24s>

1. Call to Order – 10:01am

- the meeting was called to order by chair Peter Brace

2. Meeting announcements

- Script for remotely conducting Open Meetings
- Meeting is being audio/visually recorded

3. Public comment

- Peter Morrison, co-President of the Nantucket Civic League, speaking on behalf of its 25 established neighborhood associations, asked that the Town work in close cooperation with Civic League homeowner associations regarding how geographic boundaries are to be delineated for any future CRD projects.

4. Continued discussion on Coastal Resilience Districts (CRDs) with Vincent Murphy, Town of Nantucket's (TON) Sustainability Programs Manager

- Fee opened the discussion by again urging CRAC to focus on optimizing existing tools in areas of immediate need; sees possible downsides to pursuing a Home Rule Petition to establish an island-wide CRD at this time.
- Braine asked for a member of the committee to review the argument for the island to be declared a CRD.
- Murphy explained his understanding of how CRDs would enhance existing powers (funding ongoing operating costs, etc) and include more public benefits, i.e., “way better” than relying strictly on betterments.
- Rose reviewed his understanding of Town Counsel’s rationale for a Home Rule Petition (HRP) which would establish Nantucket as the state’s first CRD, thereby legally formalizing a suite of new powers for dealing with localized resilience projects.
- Fee reiterated his concerns for how the public might misconstrue what a CRD represents, and that initiating a lengthy HRP process now might lead to procrastination on other projects that could inform a future HRP.
- Freeman sees value in working within the system, and building resilience with “a thousand little bandaids” approach. Also sees merit in pursuing CRD powers with the

state on a parallel path.

- Brace and Beller also voiced support for the long-term value of pursuing an HRP, while TON continues to work within its existing powers.
- Murphy drafted phrasing intended to capture the parallel paths approach.
- Rose suggested a purpose statement to clarify rationale for the establishment of CRD powers. Murphy to blend with existing purpose bullet, and edit for brevity/clarity.
- Fee advised CRAC to advise the Seelect Board (SB) as succinctly as possible.
  - *Brace encouraged members to trust staff to edit bullets for brevity, while retaining intent.*
- Committee was supportive of Beller's suggestion to consider requiring some form of vote or input among affected property owners prior to intervention.
- Braine, Fee and Beller suggested adding a broader bullet point regarding neighborhood input/buy-in.
- Beller disagreed with suggestion of TON acting as client for regular impact monitoring.
- Karberg, Fee and Rose weighed in on the benefits of establishing clear authority and accountability over each CRP project.
- Committee members offered minor edits for remaining draft bullet points, which were edited in real time.
- Motion to approve draft bullet points subject to final edits by Murphy and submit to SB; moved (Beller), seconded (Braine), approved unanimously (7-0).

5. Motion to adjourn: moved (Fee), seconded (Braine) and approved unanimously (7-0).

## Notes and bullet point on goals and objectives for Coastal Resilience Districts

The purpose of Coastal Resilience Districts (CRD's) is for the Town of Nantucket to have a funding and regulatory model for specific island areas that benefit from coastal resilience interventions. This includes funding and regulating the planning, construction, monitoring, maintenance, and removal of any resilience projects that disproportionately benefit localized areas within the municipality.

### Suggested bullet point recommendations from CRAC

- The existing betterment system can be used to progress projects with immediate need. Coastal Resilience Districts can be used in a two-tier fashion. First, as a Town bylaw to assist areas with current or imminent need. Second, gaining the ability to create Coastal Resilience Districts can be pursued at the state level through a Home Rule Petition to solidify coastal resilience district powers.
- Whole island could be a Coastal Resilience District
- Create sub-districts as needed around the island and approved by Select Board
- Create the coastal resilience districts as needed and charge to the beneficiaries in that area accordingly.
- Localized projects get charged to the people who receive benefits from the project; and charged accordingly
- Look at the possibility of both primary beneficiaries and secondary beneficiaries
- As sea levels rise, more land will be impacted. This will necessitate changing the project and betterment areas over time. Allow for redefining the betterments and areas within the district as needed.
- Need to create an airtight system for betterment collection, like tax collection.
- Operation and maintenance costs must be included.
- Consider having public access included for all intervention, where possible and safe.
- Primary Plan and a backup plan to allow for resilience planning. Betterment analysis based on both plans. Secondary plans can be anything from alternative systems, should the first fail, to removal and retreat planning.
- Yearly evaluation for impacts, feasibility to continue, and project function. Town entities undertake the review, for example Conservation Commission. Have a decommissioning plan.
- Allow for cooperation with other programs such as One Big Beach easement and others.
- Allow for additional benefits such as Hold Harmless agreements, insuring public access, donations of land to the Town.
- Educate property owners and purchasers on what the risks are and put them on notice that they may be subject to group projects and potential betterment costs over time. Include real estate community.
- Have legal understandings and agreements in place on the ownership of the interventions put in place. If on private property have a legal agreement between Town and private property owner such as a MOU. Seek to include maintenance access, public access to intervention. Understanding of the legal ramifications of Town ownership of interventions vs maintaining a MOU.
- Consider whether mapped CRD subdistrict beneficiaries should require majority approval of betterment initiatives by property owners before undertaking remediating actions and accompanying assessments.
- Have comprehensive and island wide outreach and engagement on interventions as they arise.
- CRDs shall not in any way circumvent the authority of Nantucket's regulatory bodies, most notably Conservation Commission, Planning Board, and Historic District Commission.