



Q1 2023 NEWSLETTER

President's Welcome: Bob Dobies, BPA President

Dear Brant Point Association members and families,

Welcome to our first association newsletter of 2023 in which we share island and neighborhood information. We hope to hear back from you along the way. Your board is committed to representing you, Brant Point homeowners and businesses, and hearing more from you at our annual meeting, summer picnic, the 2023 BPA survey (coming soon), small group speaker series as well as email communications through our website. Your active involvement will help us communicate current Brant Point priorities as well as concerns and questions to Nantucket community officials. We will inform our members of issues affecting Brant Point and the island following our interactions with the town.

Several principles guide our actions. We are focusing on preserving Brant Point as the desirable place to live, gathering and sharing knowledge, and staying ahead of changes while gaining perspective on issues that matter in the long term.

Our initial priorities are increasing BPA membership through recruiting new neighbors, developing a regular communication program, surveying our membership, developing good working relationships with the Town of Nantucket as well as planning and coordinating the 2023 BPA Annual Meeting in August and BPA summer picnic in July.

The current board members are Caroline Baltzer (Secretary), Carole Beller, Bob Dobies (President), Nancy Forster, Gretchen Lytle, Sherwood Newell, Charles Phillips (Treasurer), Matt Poor, Susan Rein and Andy Reinhard (Vice President). We thank them for their efforts and dedication to our neighborhood. Please stay in touch with us. Here's to a productive, safe and enjoyable 2023!

Bob Dobies, President, BPA Board

Brant Point Area Flooding & Stormwater Drainage: Addressing Concerns

A priority issue that the BPA hears frequently is resident concern about flooding in our neighborhood caused by the lack of adequate stormwater drainage. Although related, this is distinct from the rising sea level implications the entire island faces. We intend to update you in the future on the town's Coastal Resiliency Plan.

Because of the stormwater drainage and flooding concern, members of the BPA board met in October with a team of Nantucket governmental departments dealing with this issue. The goal was to gather information on what is

being done and planned over the next few years. Libby Gibson, the Nantucket Town Manager, arranged the meeting for us and attended, efforts that reflect her interest in this matter.

We discovered that the town is actively working to address stormwater drainage and flooding on Brant Point. The main presenter at this meeting was David Gray, Director of the Nantucket Sewer Department. He exhibited considerable depth of knowledge on this issue.

David outlined the approach the town is taking to define, plan and address the current issues:

- Complete mapping of the existing storm sewer infrastructure.
- Continue to gather data from all sources, including residents.
- Record the piping structure on closed circuit TV .
- Assess the condition of the assets.
- Install flow meters and measure flow.
- Re-establish drainage channels and location of outflow.
- Determine the continued need, capacity and potential location of a storm water pumping station.
- Make recommendations and propose funding to make the needed improvements.

David also outlined what we as Brant Point residents can do to facilitate the town's work:

- Understand that disruptions on roads and traffic will occur while doing their assessment.
- Allow investigative work as needed on your property.
- Alert the Sewer Department of infrastructure on your property unknown to the department.
- Follow the Conservation Commission recommendations on landscaping and plant species.

We have agreed to meet again in the late spring with the same team, after which we will update you on progress and share any new information. Should you have information specific to your property related to the Sewer Department, please pass that on to the BPA via email, and the working group will take it from there. Thank you in advance for supporting and cooperating with the Sewer Department as they move forward in Brant Point. Stay tuned for updates.

Brant Point Real Estate Update

Despite continued geo-political turmoil, uncertain equity markets, and rising interest rates, the appeal of Nantucket continues to outweigh downward pressures. Buyer demand island-wide remains strong, and a lack of inventory continues to hold up prices. Brant Point is no exception, with a strong 2022 sales year with 12 transfers for a total sales volume of \$97,932,000 and a slightly foreboding lack of inventory going into 2023, with only two homes currently listed for sale.

Brant Point Properties Currently on the Market: 2 Properties, Average Price: \$4,600,000, Average Days on Market: 155

Sold in 2022: 12 Properties, Average Selling Price: \$8,161,000, Median Selling Price: \$4,611,000, Average Days on Market: 56 (three of these properties were listed for less than a week). Prices ranged from \$2.43MM to \$33MM

2023 is starting strong with one sale of \$11.25MM sale on Hulbert scheduled for January 5th.

Market data graciously provided by [Great Point Properties](#)

Short Term Vacation Rentals

The topic of Short Term Vacation Rentals (STR) has become a key issue for all of Nantucket, with relevancy to Brant Point residents. Members of the BPA board recently met with Kathy Baird and Robin Nydes, Co-founders of Nantucket Together, as well as Julia Lindner, the Executive Director of ACK•NOW to better understand each position. While the BPA remains neutral on the issue, we want to share the below update and links to information from both sides so each BPA member can be better aware of the STR issues being discussed.

The Nantucket Select Board has committed to hold a Special Town Meeting in the fall to consider both zoning and regulatory bylaws for short term rentals, based on the recommendations of the Town's Short-Term Rental Workgroup (STRWG). The Select Board feels that STRWG needs more time to collect and analyze data to make a recommendation. Board member Brooke Mohr indicated it was important to message to the community that the Select Board does not support any short-term rental related articles that are on the warrant for the spring Town Meeting.

There are differing views on the short-term-rentals issue in the community from both individuals and non-profit community advocating organizations. You can find positions on this important issue by going to www.nantuckettogether.org and www.acknow.org. You may also contact [Nantucket Advisory-of-Non-Voting-Taxpayers](#) if you are a non-voting resident and wish to have your opinion registered. It is anticipated that the opposing positions may change and a mutually satisfying solution will be reached and voted on in the fall.

Landscape Fertilizer Use & Best Practices

Driving through Brant Point, or most parts of Nantucket, we see beautiful homes with well landscaped gardens and manicured lush green yards. Landscapers and home owners on the island do a beautiful job of maintaining properties, but keeping grass green and flowers and trees blooming most often comes with the use of fertilizer and frequently in significant amounts. The topic of fertilizer use has been in focus on Nantucket for some time and of particular relevance for Brant Point residents due to our proximity and direct connection to Nantucket Harbor. In 2010 Nantucket Annual Town Meeting voters authorized the Board of Selectmen to introduce legislation to the Massachusetts State Legislature via Home-Rule Petition (HRP) to regulate the use of fertilizers in the Town and County of Nantucket and to develop a comprehensive plan to reduce the amount of nitrogen and phosphorus contributed by landscape fertilizers in our waters. This plan was developed and put into place in 2012. A decade on there continue to be growing concerns around enforcement and fertilizer runoff negatively impacting Nantucket harbor, specifically the increased Nitrogen from fertilizers leeching from the sandy soil into the harbor contributing to the declining health of Nantucket Harbor's eelgrass and shellfish population. At the 2022 Town Meeting, following significant debate, Nantucket residents voted to fully ban fertilizer from the island, with the sole exception of use on farmland. While this ban did not pass at the state level (as required by law for petitions proposed through HRP) it did renew current discussion around responsible fertilizer use, best practices, regulation and enforcement on Nantucket.

Nantucket's glacial soils are composed of deep sands and gravels with low organic-matter content. These soils readily allow water to infiltrate and are particularly prone to leaching of fertilizer and other pollutants. Leaching is the loss of nutrient from the soil by water-based dissolution and transport. Nitrogen that reaches our waters comes

from a variety of sources but human-related land uses contribute a significant amount. There is no doubt that excess nutrient contamination causes problems; Nitrates in marine waters from nitrogen and phosphorus in fertilizers cause algae to grow on the seagrasses/eel grass causing blockage of sunlight and phosphates in freshwater lead to algal blooms. Both are detrimental to marine life, particularly shellfish, most notably Nantucket Bay Scallops. As land development accelerates on Nantucket, and in Brant Point in particular, it increases the potential for more pollutants leaching into the harbor. Peter Boyce, PHD, Chair of the Nantucket Shellfish and Harbor Advisory Board, has been surveying eelgrass health for a decade and has noted “on average Nantucket loses about 5% of the eel grass each year”. In a single year this may seem small but over the years this adds up to significant loss.

As property owners in Brant Point we all love being close to the water. It is important that we, as a community, are aware of what we can do to maintain the pristine waters of Nantucket Harbor. For your part, we'd encourage homeowners to review information which will help you make environmentally sound landscaping decisions that take Nantucket's unique conditions and natural resources into consideration. All island landscapers must be licensed by the Town to apply any fertilizer and pesticides (renewed every 3 years) and complete the core Best Management Practices course offered by the Town of Nantucket. It is likely that your landscaper is well versed on the issues and may have more environmentally friendly recommendations or alternatives. We'd encourage all residents to have a discussion with your landscaper about ways to limit or eliminate fertilizer use on your own property.

While commercial landscapers are required to be licensed, for property owners who fertilize their own lawns it is admittedly an honor system. If you do not wish to forgo fertilizer use altogether, all property owners should understand the requirements and comply with the regulations. For additional information please read the [Best Management Practices for Landscape Fertilizer](#) (BMP) and follow the recommended application rates. The BMP suggests that no phosphate be applied without its need being shown by a soil test. The BMP and accompanying Health regulations do not allow for fertilizer to be spread when plants are dormant. The regulations specify the amount of fertilizer that may be applied at any one time or over an entire season; they also say that phosphate should not be applied unless a need is shown by a soil test. There are “Nantucket-compliant” fertilizers (i.e., low phosphorus) which can be purchased on Island. Generally, heavily advertised brands or anything you might buy at a big box store are not compliant.

Additional resources:

- [Nantucket Town Fertilizer Program](#) (Resources, Fertilizer License Holders list, Board of Health Regulations)
- [Nantucket Best Management Practices for Fertilizer Use](#)
- [Homeowner Fact Sheet](#)
- [Nantucket Town Regulations for Fertilizer use](#)
- [Nantucket Harbor & Shellfish Advisory Board](#)
- [The Last Bay Scallop](#) (Video on Nantucket Bay Scallop Fishery and Harbor Health)

Nantucket Lights Dark Sky Initiative

Nantucket residents and visitors have a keen interest in preserving our dark skies and assuring that we all continue to enjoy our starry nights. Following a public forum “*Light Pollution and the ‘Dark Sky’ Movement*” a group of island residents were inspired to form a citizen advocacy group to combat light pollution on Nantucket. The organization, named [Nantucket Lights](#), was founded by ‘Sconset Civic Association Vice-president Gail Walker and

is guided by a diverse steering committee that includes year-round as well as seasonal residents. It is actively taking steps to raise awareness about the harm of light pollution and advocating for the use of environmentally responsible outdoor lighting.

Our night skies are 25% brighter today than they were just ten years ago, making it harder to see the stars at night in many places on the island. Complaints about light trespass and glare from neighboring properties are increasing. The evidence of harm from artificial light at night to human health, pollinating insects, birds, and other wildlife is mounting and creates excess power use on Nantucket's strained power grid. For all these reasons, the time has come to take preserving Nantucket's night skies as seriously as other conservation efforts. As part of that, Nantucket Lights and dark sky supporters believe the island needs stronger outdoor lighting regulations. Much has changed in terms of technology, lighting trends and standards since the existing outdoor lighting bylaw was adopted 18 years ago on the island. In addition, the current bylaw is widely ignored and rarely enforced, indicating a need for a different approach.

Gail Walker, on behalf of Nantucket Lights, submitted a Citizen Warrant Article for consideration at the next Annual Town Meeting (May 6, 2023). It proposes replacing Nantucket's current outdoor lighting bylaw with an updated one better suited to today's needs. While only year-round residents can vote at Town Meeting, the Brant Point Association supports Ms. Walker's warrant article, the Dark Sky Initiative, and encourages property owners in Brant Point to read more on the topic and do what they can to preserve and protect Nantucket's nighttime environment and heritage of dark skies.

[HOW YOU CAN HELP](#)

- Install exterior light fixtures that are downward pointing and shielded. Find examples of dark-sky friendly fixtures [here](#).
- Use the minimum brightness needed outside.
- Use outdoor lighting only when essential and only for the area that needs it.
- Turn off all outdoor lighting no later than 10:00 pm.
- Close drapes and shades at night to keep interior light from adding light pollution

- Understand and comply with [Nantucket's outdoor lighting bylaw](#).
- Join the mailing list of Nantucket Lights: The link for joining is on the homepage of the Nantucket Lights website (<https://nantucketlights.org>).
- Make a donation to Nantucket Lights. A financial contribution to Nantucket Lights will help make it possible to run ads and do other things to promote the proposed new bylaw. Nantucket Lights GoFundMe campaign is [here](#).
- If you're a registered voter on Nantucket, vote for the warrant article at 2023 Town Meeting on May 6th.

BPA Member Survey Coming Spring/Summer 2023

This spring the BPA will be sending a member survey to all registered members via email. The survey is intended to capture direct feedback from Association members and Brant Point property owners on quality of life, community priorities, housing, land use and development, general areas of concern, proposed improvements and overall satisfaction. The results of the survey will allow the BPA to focus energy and resources on the key areas of importance to our residents and members. This information will also contribute directly to the development of an updated Brant Point area plan for the Town of Nantucket, which will be submitted in 2024. We encourage all members to participate and complete the survey and to encourage other residents to participate. More information will follow prior to sending the survey itself.

BPA Member Management, Website & Communications Improvements

2023 will bring many changes to our website and how the BPA will communicate with its members. Although you will not notice a drastic change to the look and feel, the improvements are in capabilities to assist the organization administratively. How much each member will interact with the new website will vary. We encourage you to use it as it lightens the BPA board's workload. The address will remain the same: www.NantucketBPA.com.

Key features will include:

- Centralized and secure database of member records and information and ability for members to amend their contact information.
- Functionality for new and current members to join the BPA and pay their dues online with a credit card (renewal date is June 15 every year).
- Functionality to accept donations from non-BPA members online with a credit card and also for BPA members who want to contribute above and beyond the annual dues.
- Functionality to sign up for our Annual Meeting and Picnic.
- Enable communications to members via email and newsletter.

Current members have been added to our database so no immediate action is required. However, in the next month or two, we will be sending out instructions on how to log into your account for the functions mentioned above. We will assign you an initial password which you may change once you log in. Once you log in, you will be able to:

- Check out our new website, view contact details that you have provided to the BPA and make changes if necessary.
- Pay your 2023 dues online which are due every June 15. Annual dues this year are \$100.
- Make a donation to the BPA.
- Sign up for the Annual Meeting and our Annual Picnic when the dates are finalized.
- View our membership directory which has been set to only include your name and island address for privacy purposes. Once signed in, each member may limit or expand their information further if desired.

BPA Events - Summer 2023

The Brant Point Association will host our Annual Meeting and members picnic again this summer. More details for both events will follow prior to the date.

- BPA Annual Meeting: Saturday August 5, 2023 9:00-11:00 AM
- BPA Members Picnic: July 2023 (date to be confirmed)