

Town and County of Nantucket
Board of Selectmen • County Commissioners

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C. Elizabeth Gibson
Town & County Manager

February 7, 2017

Commonwealth of Massachusetts
Executive Office of Health & Human Services
Department of Public Health
Division of Health Care Facility Licensure & Certification
ATTN: Stephen Davis
99 Chauncy St.
Boston, MA 02111

Dear Mr. Davis:

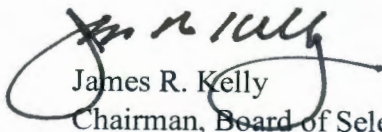
We thank you and other DPH staff for meeting with representatives and consultants for the Town of Nantucket on December 22, 2016. We appreciate your time and the valuable information that our team received at the meeting. As you were made aware, the Town is working toward a replacement facility for "Our Island Home", the island's current skilled nursing facility. We are aware that there are a number of approvals that will be needed from DPH and possibly other state agencies in connection with the construction of a new facility.

We have a very active and concerned group of local citizens who have requested that the Town devote resources toward examining the options, logistics and approvals that would/could be required to construct a new facility at the current site – which means the current facility would have to remain in operation, unless there is somewhere to move the residents, while construction of a new facility occurs. The feasibility study for a new facility conducted by SMRT Architects (principal, Richard Webb was at the December 22 meeting) illustrated that aside from cost considerations, logistical challenges to construct a new facility at the current site while the current facility remains in operation would be extraordinarily difficult and unlikely to be approved by DPH (attached is a memo and graphic to show the challenge of the current site). This information led us to examine other sites and last year the Board of Selectmen voted to relocate the facility to a site adjacent to an existing assisted living facility located on Town-owned land approximately 2 miles inland. Nonetheless, the citizen group has requested the Board undertake the development of specifications and potential scenarios of how reconstruction at the existing site could be accomplished.

We would hope to avoid the expense of developing detailed architectural, design and engineering plans if the concepts developed are not likely to – or would not – be approved by DPH. Our team reported back to us that during the December 22nd meeting, it was conveyed by you and/or DPH staff that you would not be able to provide review or decisions about “conceptual” or “what if” scenarios; rather, you would need substantial additional information and submittal of needed documents to provide feedback. We would very much appreciate a letter explaining what would be required in order for DPH to provide an opinion or at least feedback regarding the issue of constructing a new facility while operating the current facility.

We would greatly appreciate a letter back as to your position and/or advice on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "James R. Kelly", with a large, stylized flourish extending from the end of the signature.

James R. Kelly
Chairman, Board of Selectmen



OUR ISLAND HOME
TOWN OF NANTUCKET
 NANTUCKET, MA

Existing Conditions Site Plan
 Our Island Home Property



January, 2017



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To	Libby Gibson	Date	31 January, 2017
From	Richard Webb	Project No.	15126
Subject	Our Island Home	Project Name	Our Island Home Feasibility Study

The facility's small house program will require construction of approximately 35,000 SF and will provide a total of 40 beds in the new facility. The design is structured as four, ten resident homes all located on a single floor.

There are several significant logistical issues associated with the construction of a new facility on the existing site. This memo is intended to review these issues and the existing conditions at the current Our Island Home site, as illustrated on the accompanying site plan graphic.

The OIH site totals 2.57 acres, and contains the existing 20,200SF single story facility. Assuming that the residents are not relocated prior to any construction, a minimum 25' wide clear zone has been noted around the existing facility to minimize resident disruptions and allow for the continued emergency access to the facility during any adjacent construction. With this buffer zone, the remaining site area outside is reduced to 1.47 total acres with which to construct a new facility. The primary zones of service utilities [including domestic water, sanitary sewer, and electrical/telcom] to the existing facility are noted as well. Protection of these utilities further reduces the available area for construction, unless the utilities are rerouted prior to any facility construction.

The site is bounded by properties currently owned by private landowners, the Nantucket LandBank, the Landmark House, and private businesses. No privately owned parcel has been identified as feasible for acquisition. While the Landmark property is owned by the Town, the Landmark House building is owned by a non-profit entity and would require the removal and relocation of all residents prior to any changes in use/location.

While the site directly abuts adjacent wetlands and floodplains, there are no wetlands or floodplains identified on the site, based on Town of Nantucket GIS information. However, NOAA storm surge modeling [SLOSH] presents varying degrees of storm surge inundation in Category 4 hurricanes onto the existing site. The variation in impacts is due to differences in datum expressed in the NOAA modeling vs. Massachusetts Oliver GIS data. The NOAA SLOSH modeling also does not account for any increases in sea level rise.

Alternatives also considered include the construction of a two story facility on site. This would require the demolition of a portion of the current facility, and construction of a portion of the new facility. A second phase would be required to construct the remaining portion of the facility. Multiple floor construction will result in increased staffing and operational costs compared to a single story facility.