

The Plymouth Airport Commission held their regular meeting on Thursday, March 6<sup>th</sup>, 2025, at 7:00 PM in the Conference Room in the Airport Administration Building. Present were Chairman Kenneth Fosdick, Vice-Chairman Douglas Crociati, and Commissioners Karin Goulian, Dennis Smith (remote), Paul Worcester, and Chris Merrill. Also present at the meeting were Airport Manager Matt Cardillo, Lorraine Ramsey, Rich Stefani, George Caldwell, Jeff Adler (remote), Jen Riccardi, Allyson Ridnour, Ed James, John Borland, and Mike Goulian (remote). Tom Hurley was excused.

**Disclosure:** These minutes are not verbatim – they are the secretary's interpretation of what took place at the meeting. - Open Meeting Law, G.L. c. 30A§22.

**OPEN MEETING** - Chairman Fosdick called the meeting to order at 7:00 PM.

**APPROVAL OF FEBRUARY 6<sup>TH</sup> MEETING MINUTES**

Commissioner Worcester made a motion to approve the minutes of February 6<sup>th</sup>, 2025, with one change as noted. Commissioner Karin Goulian seconded the motion.

Roll Call Vote: Commissioner Chris Merrill – yes, Vice Chairman Doug Crociati – yes, Commissioner Paul Worcester – yes, Commissioner Karin Goulian – yes, Commissioner Dennis Smith – abstain, and Chairman Ken Fosdick – yes. The motion carried. 5-0-1.

**REVIEW NOISE/SAFETY COMPLAINTS**

Manager Matt Cardillo said that there is a new column on the noise complaint spreadsheet regarding action taken and follow-up. He said that there were 23 noise complaints for the month of February, and he said that none of them were found to have any safety issues, or any state or federal violations.

**PUBLIC COMMENT**

Lorraine Ramsey asked for clarification regarding the new column on the noise complaint spreadsheet, and Manager Cardillo explained the extra column again.

**APPOINTMENTS**

**7:07 PM – John Borland, Proposed Building Update**

John Borland said that he met with the Building Inspector and other departments about 2 weeks ago, and there are 2 changes to be made – one is to adjust the grade slightly, and the other is bollards around the propane tanks.

**7:08 PM – Elks Club Proposed Building Update**

Manager Cardillo said that this project has slowed down a bit due to the weather. They plan on starting the work again around March 10<sup>th</sup>.

**7:09PM – Marc/Jason Hangar Development**

Manager Cardillo said that they have done the footings and foundation walls.

**7:10 PM - Rich Stefani**

Rich Stefani said that he was there for approval to transition the transfer of the hangar to George Caldwell.

Commissioner Worcester made a motion to accept the refusal of the right of first refusal. Commissioner Merrill seconded the motion.

There was some more discussion about the request.

Commissioner Worcester amended his motion.

Commissioner Worcester made a motion to accept the refusal of the right of first refusal and that the non-aviation use of the facility from the FAA has now been determined to be in perpetuity. Commissioner Merrill seconded the motion.

Roll Call Vote: Commissioner Chris Merrill – yes, Vice Chairman Doug Crociati – yes, Commissioner Paul Worcester – yes, Commissioner Karin Goulian – yes, Commissioner Dennis Smith – yes, and Chairman Ken Fosdick – yes. The motion carried. 6-0-0.

#### **7:14 PM – Scot Dyer, LC8 Marine, proposed development of non-aviation land on the south side of the airport.**

Manager Cardillo said that Scot Dyer seemed interested in the beginning, and he had not heard from him since the last meeting.

There was some discussion about the south side of the airport and the infrastructure that is currently there. Chairman Fosdick said he is concerned about the future mobility for the area. Jen Riccardi, of Dubois & King, said that they can do some measurements to start to develop a plan.

#### **7:22 PM – Dubois & King, Jeff Adler**

- **Environmental Assessment Phase II**

Ms. Riccardi said that now that the Environmental Assessment has been completed, they are moving into the permitting of the projects that are in the master plan. Commissioner Merrill asked Ms. Riccardi if they foresee any issues with FAA funding with the recent cuts that have happened. Ms. Riccardi said that she has had some conversations with the FAA in the past few weeks, and they are saying that all projects that are planned in their CIP's are moving forward as of now.

#### **ACTION ITEMS**

1. **Rich Stefani – Right of First Refusal of the sale of NW-9**

Previously discussed.

2. **J.F. Carpenter Construction – Reassignment of Lease**

Manager Cardillo said that this needs to be tabled. He said that J. F. Construction merged with Carpenter Excavating Corp., and they want to transfer the lease to Carpenter Excavating Corp. Attorney Galvin made some recommendations for some additions to the lease, and Manager Cardillo is waiting to hear back from J. F. Carpenter about them.

There was some discussion about the area on the south side being cleaned up.

## **OLD BUSINESS**

### **1. Community Advisory Committee – First Meeting Debrief**

Commissioner Worcester gave an update on the first meeting of the CAC. He said that everyone was sworn in, and they went over the plan and the charter, and said there are some minor changes that will go to the Select Board for their approval. He said that they elected a Chair, a Vice Chair, and a Clerk.

Commissioner Worcester said that they then went over some proposed agenda items. He also said that all were told that this committee is a forum for education and for contentious discussion points. He said that he hopes to get Attorney Galvin in to speak about Mass General Law, Chapter 90, section 51. Commissioner Worcester said that the next meeting will be held on March 20<sup>th</sup> at 6 PM.

### **2. Wastewater Treatment Plant Update**

Manager Cardillo said that the plant is not up and running because of DEP. He said that they are starting training. There is no date for when the keys will be handed over. Chairman Fosdick asked Manager Cardillo to have Doug Pinard come to a future meeting to give an update.

### **3. South Meadow Road – Non-Aviation RFP**

Manager Cardillo said that he has not heard back from Attorney Galvin regarding the RFP.

### **4. Minimum Standards Updates**

#### **a. Hangar Storage/Usage**

Chairman Fosdick said that he developed a proposal and gave it to the commissioners for future discussion. He said that what he understands is that storage of anything besides an aircraft that can be moved without interfering with the operation aircraft, is acceptable. He said it is not acceptable to have a hangar that just has cars, boats or RVs in it. There was more discussion about existing language in the current minimum regarding mechanics and repairs being done in hangars. There was also some discussion about starting hangar inspections starting in the spring.

## **NEW BUSINESS**

### **Alpha One – Hangar Event 3/8/25**

Manager Cardillo said that Chris Hyldburg has requested to hold a wedding shower on March 8<sup>th</sup> in the Alpha One hangar. There should be about 60 people in attendance, and they will not be using the ramp.

Commissioner Worcester made a motion to allow Alpha One to use their hangar to host a wedding shower on March 8<sup>th</sup>. Vice Chairman Crociati seconded the motion.

Roll Call Vote: Commissioner Dennis Smith – yes, Commissioner Chris Merrill – yes, Vice Chairman Doug Crociati – yes, Commissioner Paul Worcester – yes, Commissioner Karin Goulian – yes, and Chairman Ken Fosdick – yes. The motion carried. 6-0-0.

## **PUBLIC COMMENT**

Lorraine Ramsey asked about the projects that are included in the master plan. Chairman Fosdick told her that the projects on the master plan include the runway extension, the sewer line and the possibility of clearing land for the possibility of developing hangar space. There was some discussion about the current aircraft fleet. Ms. Ramsey also asked about the fuel that the different types of aircraft and asked where the fuel is stored. She was told where it is stored, and there was discussion about the types of fuel.

Ms. Ramsey also asked about the number of movements every day for the flight schools. She also said that it is annoying for a small airport to be in such a populated area. Commissioner Worcester said that Plymouth Airport has been here for nearly 100 years and has been relatively stable in terms of operations for the past 30 years, and 30 years ago was 50% busier than it is now. He said that what has really happened is that the airport has been encroached by residential development. He said it could be unscrupulous developers, or that people that are not doing their due diligence when purchasing their homes.

## **EXECUTIVE SESSION**

The Plymouth Airport Commission will hold an Executive Session pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a), clause 6, to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body. They will also be having a discussion regarding airport personnel.

**Adjourn:** Vice Chairman Doug Crociati made a motion to adjourn Open Session and to go into Executive Session with no intent to return to Open Session. Vice Chair Crociati seconded the motion. Roll Call Vote: Commissioner Dennis Smith – yes, Commissioner Chris Merrill – yes, Commissioner Goulian – yes, Vice Chairman Doug Crociati – yes, Commissioner Paul Worcester – yes, , and Chairman Ken Fosdick – yes. The motion carried. 6-0-0.

As there was no further business at this time, the open meeting was adjourned at 8:05 PM.

Approved  
Kenneth Fosdick, Chairman