

The Plymouth Airport Commission held their regular meeting on Thursday, April 3rd, 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 (remote), Dennis Smith, Tom Hurley, and Chris Merrill. Also present at the meeting were Airport Manager Matt Cardillo, Brendan Nordahl, Tony Caruso, Lorraine Ramsey, Rich Stefani, George Caldwell, Jeff Adler (remote), Mark Kaloshis (remote), Ed James, Ralph Romano, Paul Rudzinski, Jen Hanlon (remote, 7:07), and Hillary Gibbons (remote, 7:10). Commissioner Paul Worcester 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 MARCH 6TH MEETING MINUTES

Commissioner Goulian made a motion to approve the minutes of March 6th, 2025. Vice Chairman Doug Crociati seconded the motion.

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

REVIEW NOISE/SAFETY COMPLAINTS

Manager Matt Cardillo said that there were 18 noise complaints for the month of March, and he said that none of them were found to have any safety issues, or any state or federal violations. No further action was taken.

PUBLIC COMMENT

There was no public comment at this time.

APPOINTMENTS

7:02 PM – John Borland, Proposed Building Update

Manager Cardillo said that he hasn’t heard of any updates regarding John Borland’s project.

7:03 PM – Elks Club Proposed Building Update

Paul Rudzinski of the Elks Club reported that all the underground plumbing is complete, and the water line is in the building. He said the concrete floor was poured earlier in the day. He said they hope to be done by September 1st.

7:05 PM – Marc/Jason Hangar Development

Manager Cardillo said that he received an update from Jason Wolfson, and he said that the foundation for the second building should be starting on April 14th. The underground plumbing needs to be done. He is not sure when the steel will be erected.

7:07 PM – Scot Dyer, LC8 Marine, proposed development of non-aviation land on the south side of the airport.

Manager Cardillo said that Scot Dyer is no longer interested in the site.

7:08 PM – Dubois & King, Jeff Adler

- **Environmental Assessment Phase II**

Jeff Adler said that the grant application has been submitted for the permitting of projects in the master plan. There was some discussion about National Heritage, and about the plan for the 36 acres on the south side of the airport. Manager Cardillo said that once the plan is more put together, he will present it to the Commission.

ACTION ITEMS

1. **Authorize the Chair to sign the MassDOT grant assurances for AIP-No-3-25-0042-059-2024 for Environmental Assessment Phase II**

Manager Cardillo said that they received a grant from MassDOT for the Environmental Assessment (EA), Phase II, and the grant assurances need to be signed.

Vice Chairman Doug Crociati made a motion to authorize the Chair to sign the grant assurances for EA Phase II. Commissioner Chris Merrill seconded the motion.

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

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

Commissioner Tom Hurley made a motion for the reassignment of the lease for J.F. Carpenter. Vice Chairman Doug Crociati seconded the motion.

Commissioner Chris Merrill asked if Attorney Galvin checks with the Secretary of State to make sure they are an authorized entity through the State. Manager Cardillo said that he would clarify with Attorney Galvin if he did this.

Commissioner Hurley said that he would like to amend his original motion.

Commissioner Tom Hurley made a motion for the reassignment of the lease for J.F. Carpenter, pending approval from Attorney Galvin that everything checks out. Vice Chairman Doug Crociati seconded the motion.

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

3. **Sign Lease for NW-9 – HCGC LLC**

Manager Cardillo said that he received a Consent to Mortgage for HCGC LLC, and he sent it to Attorney Galvin.

Vice Chairman Doug Crociati made a motion to sign the Consent to Mortgage once approved by Attorney Galvin. Commissioner Merrill seconded the motion.

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

OLD BUSINESS

1. Community Advisory Committee (CAC) – Second Meeting Debrief

Manager Cardillo said that at the second CAC meeting they decided that the meetings would be both in person and virtual. He said that this meeting, and the third meeting are education-based meetings. He said that this meeting Attorney Galvin talked about Chapter 90 and grant assurances. Manager Cardillo said that the third meeting will be about airspace.

Lorraine Ramsey asked about minutes from the CAC meetings, and Manager Cardillo said that they can be accessed through the town website, and they are not being done through the Airport Commission. The next meeting will be on April 24th.

2. Wastewater Treatment Plant Update

Manager Cardillo said that he received an update earlier in the day from Doug Pinard. He said that they did receive a letter from Mass DEP that they passed the clearwater test. He said that they were satisfied with the construction and that they could start operating. They have started to bring sewage in, and they are working on some punch list items. Manager Cardillo said that Mr. Pinard will be at the next Airport Commission meeting to give an update.

3. South Meadow Road – Non-Aviation RFP

Manager Cardillo said that he is still working through the comments received from Attorney Galvin regarding the RFP.

4. Minimum Standards Updates

a. Hangar Storage/Usage

Chairman Fosdick said that he does not have the final document. He said that the only comment that he received was regarding a statement that refers to the ability of being able to inspect the hangars. There was some discussion about inspections of hangars.

NEW BUSINESS

1. Discussion on calm wind runway

Chairman Fosdick said that there was a question proposed by Hillary Gibbons to discuss the calm wind runway. Ms. Gibbons said that her concern is that runway 6 – 24 is the runway that is used for calm wind, and she wanted to know why the other runway couldn't be used for calm wind to balance out the noise.

Chairman Fosdick said that when there is calm wind, the runway used is so that the aircraft are taking off away from West Plymouth, heading to the west. He said that more research is needed to understand what the implications would be in terms of FAA control. There was some discussion about airspace that the FAA controls north of Plymouth Airport.

Chairman Fosdick said that earlier in the day that he and Manager Cardillo and Commissioner Tom Hurley, met at State Representative Badger's office with Hillary Gibbons, and Steve and Lisa Lantagne. He said they had a productive discussion. He said that they are moving forward with maintaining a relationship. He said that some of the issues discussed at this meeting will be further discussed at the CAC meetings.

PUBLIC COMMENT

Lorraine Ramsey asked some questions regarding hangar usage, hangar owners, and about grants. Jennifer Hanlon asked someone to elaborate on the article for Saturday (day of the Town Meeting). Manager Cardillo said that there is no article, and only the budget is being voted on at the upcoming Town Meeting. Manager Cardillo explained the process for determining the operating budget for Plymouth Airport. At Ms. Hanlon's request, he further explained how an enterprise fund works. There was also some more discussion about how the land is taxed at the airport.

Adjourn: Commissioner Dennis Smith made a motion to adjourn the meeting. Vice Chairman Doug Crociati seconded the motion. Roll Call Vote: Commissioner Tom Hurley– yes, Commissioner Dennis Smith – yes, Commissioner Chris Merrill – yes, Vice Chairman Doug Crociati – yes, Commissioner Karin Goulian – 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 7:59 PM.

Approved
Kenneth Fosdick, Chairman