

The Plymouth Airport Commission held their regular meeting on Thursday, June 1st, 2023, at 7:00 PM in the Conference Room in the Airport Administration Building. Present were Chairman Kenneth Fosdick, Vice-Chairman Douglas Crociati, and Commissioners Thomas Hurley, Dennis Smith, and Karin Goulian. Also present were Airport Manager Matt Cardillo, Airport Coordinator Brendan Nordahl, Brenda Bhatti (remote), Peter Conner, Jim Mandeville, Tony Caruso, and Gordon O'Donnell. Commissioners Paul Worcester and Chris Merrill were 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 7:02 PM.

ACCEPTANCE OF MINUTES, May 4th, 2023

Vice Chairman Crociati made a motion to approve the minutes of May 4th, 2023. Commissioner Goulian seconded the motion. The motion carried. 4-0-1. Commissioner Smith abstained.

REVIEW NOISE/SAFETY COMPLAINTS

Manager Matt Cardillo said there was a noise complaint on May 22nd from a gentleman in Carver about a low flying airplane continuously flying around his house. It was determined that the pilot was not doing anything that he should not be doing. Manager Cardillo said that there also was a safety concern regarding a twin commander entering the pattern and a 182 on floats that was setting up for a left downwind for runway 6 that switched to a short downwind to base for runway 15. Manager Cardillo said that the Twin Commander said that at one point it looked like a head on situation. He said he listened to the tapes and the 182 did acknowledge that he saw the Twin Commander. Manager Cardillo said that he talked to both parties.

APPOINTMENTS

7:06 PM – PAC Trust Hangar Discussion

Jim Mandeville said that he was at the meeting out of concern about not having a hangar soon. He said he wanted to see if there was anything that they could do as a group or if there were any alternatives that they could investigate. Chairman Fosdick said that the Commission and the management of the Airport does not like disruptions at the Airport, however, there are certain limitations to what they can do. Chairman Fosdick would like to ask that a representative for Ed Randall come to a commission meeting to discuss Mr. Randall's business decision that he has made. There was some discussion about the letter that Mr. Randall's tenants received and about the current situation and what could possibly be the result of Mr. Randalls' business decision and letter.

Commissioner Smith made a motion to ask Ed Randall to appear before the Airport Commission sometime before the next Airport Commission meeting. Commissioner Goulian seconded the motion. Vote was unanimous. 5-0-0.

7:27 PM – Chris Turner, Turner Brother’s Construction, 100’ x 100’ Hangar Update.

Manager Cardillo said that he spoke with George Turner last week. He said that they have poured the floor and the ramp. Mr. Turner told him that they will be moving into the space in July.

7:32 PM – John Borland, Proposed Building Update

Manager Cardillo said he spoke with Mr. Borland earlier in the day and he was in the Planning Department with Lee Hartman earlier in the week. Mr. Hartman is helping Mr. Borland with his Fire Department issues.

7:33 PM – Elks Club Proposed Building Update

Manager Cardillo said that he has the lease. Chairman Fosdick said that the lease includes all the square footage and is based on the current lease rate.

Vice Chairman Crociati made a motion to sign the lease for the Elks Club. Commissioner Smith seconded the motion. Vote was unanimous. 5-0-0.

7:37 PM – Donald Staszko, Proposed Hangar Construction Update

Manager Cardillo said that he sent Mr. Staszko the letter and he had some comments regarding the letter. Mr. Cardillo reached out to Counsel about the comments and has not heard back from him yet.

7:39 PM – Marc/Jason Hangar Development

Manager Cardillo said that he spoke with Jason Wolfson last Friday and he is in the process of getting quotes from his architect regarding labor, steel, site prep., etc.

7:40 PM – Tom Latham, American Veteran’s Trucking, Lease Discussion and Possible Building Proposal

Manager Cardillo said that he met with Tom Latham, and they looked at the site. He said that they are trying to figure out if they will amend his lease, or if it they will reissue a new lease.

7:41 PM – Dubois & King, Brenda Bhatti

- **Environmental Assessment (EA)**

Brenda Bhatti said that they just received the MEPA DNS certificate that was issued on May 26th. She said that everything is on track.

ACTION ITEMS:

- **Airport Mini-Storage – Waive Right of First Refusal and approval of a new lease with the new owner.**

Counsel for the purchaser of Airport Mini Storage said that they are happy to move forward with the sale but before they do, the purchaser would like to make sure he can use his 1031 for this purpose. He said that they are asking if the Commission would be willing to negotiate either an amendment to the lease, or a new lease that provides at least a 30-year window. Chairman Fosdick said that they would like to start a new lease. Manager Cardillo said that a new lease has been drafted.

Commissioner Goulian made a motion sign the new lease for Airport Mini Storage. Vice Chairman Crociati seconded the motion. Vote was unanimous. 5-0-0.

OLD BUSINESS:

1. Sewage Treatment Plant Update

Manager Cardillo said that the project is in the submittal process presently.

2. Airport Budget Status

Manager Cardillo said that this is the last month of the fiscal year 2023 and the Airport budget is in the black. There was some discussion about indirect costs, and Chairman Fosdick said that more discussion needs to be had.

3. State Police Insulation

Manager Cardillo said that the project was started on the 22nd and there has been a couple of change orders so far. He said that he has talked with the town's Finance Director about how to cover the costs of the change orders, which mostly have to do with a situation with the doors that was not called out on the original spec.

NEW BUSINESS:

Chairman Fosdick said that the meeting for July cannot be cancelled. There was some discussion on when the meeting can be held, and it was decided that the meeting will be held on July 20th.

Commissioner Hurley made a motion to hold the July meeting on July 20th. Commissioner Smith seconded the motion. Vote was unanimous. 5-0-0.

Vice Chairman Crociati asked where the airport stands with the 24 approach and the tree issue. Manager Cardillo said that D&K came out and it was determined that 7 trees need to be removed.

Tony Caruso brought up noise abatement north of the airport. Chairman Fosdick and Manager Cardillo assured him that they would investigate it.

Commissioner Hurley said that over the last couple of months there has been some discussion about the need of the Commission to reach out to the local legislators and regulators to get to know them better. He said that they are the ones that can make a difference at the Plymouth Airport. He said that the Commission should invite the new Plymouth Select Board and legislators, to see what goes on at the Airport and to lay out the facts of the airport and its finances, and Commissioner Hurley said that he would arrange for the event.

Adjourn: Commissioner Smith made a motion to adjourn. Vice Chairman Crociati seconded the motion. Vote was unanimous. 5-0-0.

As there was no further business at this time, the meeting adjourned at 8:22 PM.

Approved
Kenneth Fosdick, Chairman