

The Plymouth Airport Commission held their regular meeting on Thursday, July 20th, 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, Paul Worcester, and Chris Merrill (7:07). Also present were Airport Manager Matt Cardillo, Airport Coordinator Brendan Nordahl, Jeff Adler (remote), Pat McNamara, Jim Mandeville, Dave Dineen, Jason Wolfson, John Borland, and Gordon O'Donnell. Commissioner Karin Goulian 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.

Commissioner Worcester made a motion, in accordance with Mass General Law, Chapter 90, Section 51E, where members of the Airport Commission shall be able to choose the Chairman and Vice Chairman of the Commission, to appoint Ken Fosdick as Chairman and Doug Crociati as Vice Chairman for one more year. Commissioner Hurley seconded the motion. The motion carried. 4-0-2. Chairman Fosdick and Vice-Chairman Crociati abstained.

Vice-Chair Crociati said that it has been an honor and a privilege to serve on the Commission and he appreciates the support he has received.

ACCEPTANCE OF MINUTES, June 1st, 2023

Commissioner Smith made a motion to approve the minutes of June 1st, 2023, as amended. Vice-Chairman Crociati seconded the motion. The motion carried. 5-0-1. Commissioner Worcester abstained.

REVIEW NOISE/SAFETY COMPLAINTS

Manager Matt Cardillo said there were five noise complaints through June and up to July 20th. Four of these complaints were from the same individual, in an area of an extended downwind on Baldwin circle. It was determined that one of these complaints was regarding the State Police helicopter and Brendan Nordahl spoke to the State Police to remind them of the procedures. Two of these complaints were regarding the Tailwind blue seaplane. Mr. Cardillo talked to Tailwind about the complaints and Mr. Nordahl has been in contact with the complainant. The fifth complaint was an acrobatic plane from Goulian Aviation doing some maneuvers on Plymouth Harbor, and Manager Cardillo talked to Karin Goulian about it. Manager Cardillo said that he talked to the two pilots earlier today.

APPOINTMENTS

7:16 PM – Chris Turner, Turner Brother’s Construction, 100’ x 100’ Hangar Update.

Chairman Fosdick said that Chris Turner is away. Manager Cardillo said that the Turner’s installed a sewer line last month and not per the approved plans of the Commission. He said that they went into an existing sewer line, and Manager Cardillo said that he started conversations with Chris Turner that day to see what they are going to do to unhook from that line and how to move forward with the original plan. Manager Cardillo told Mr. Turner not to put anything into that line.

7:19 PM – John Borland, Proposed Building Update

Mr. Borland said that he is in the same spot that he has been in. He said that he is getting a bit anxious about winter right now.

7:20 PM – Elks Club Proposed Building Update

Manager Cardillo said that the Elks Club lease has been signed and executed.

7:21 PM – Donald Staszko, Proposed Hangar Construction Update

Manager Cardillo said that the agreement letter regarding the development of a hangar on the south side of the airport with Mr. Staszko had been edited a little bit and it was agreed upon by Mr. Staszko and it is in his folder now. As the sewer line progresses, Manager Cardillo will keep Mr. Staszko informed of what is happening.

7:23 PM – Marc/Jason Hangar Development

Jason Wolfson said that they have had 2 steel quotes come in.

7:24 PM – Tom Latham, American Veteran’s Trucking, Lease Discussion and Possible Building Proposal

Tom Latham showed his plans from his architect to the Commission. He said that he plans on using 3 units for his own use and plans to rent out 2 units. Commissioner Merrill said that his concern is if this is the highest and best use of property.

7:27 PM – Dubois & King, Jeff Adler

- **Environmental Assessment (EA)**

Jeff Adler said that the next step is to draft the EA EIR, and they are targeting August 4th to issue the draft to FAA, MassDOT and Plymouth Airport for review. Mr. Adler said that they are hoping for a turnaround time of a few weeks to be able to submit the final review draft for public release, at the end of August. He also said that from that point there is a 37-day review period which will encompass September and early October, and that one more public information meeting needs to be scheduled.

OLD BUSINESS:

1. Sewage Treatment Plant Update

Manager Cardillo said he spoke with the Director of the Sewer Department, and they are still going through the submittal and approval process.

2. Airport Budget Status

Manager Cardillo said that the fiscal year has ended, and they are still wrapping up to get the final numbers, although it looks like retained earnings will be a little more than \$200,000. He said that next year our indirect costs will go up.

3. State Police Insulation

Manager Cardillo said that the project should be finished by the middle of next week.

4. PAC Trust Update

Chairman Fosdick said that Ed Randall cannot physically come to a meeting. He said that he contacted the Airport's attorney to see if the Airport has the rights under the lease to require him, or a representative to appear before the Commission, and he has not yet heard back from the attorney.

Pat McNamara asked if the Commission plans to extend another 20-year lease. Chairman Fosdick said that they will review it when the time comes and make changes if they feel they need to. There was some discussion on how renewals have been granted in the past and about the concerns of the renters under the PAC Trust.

5. Tree Clearing

Manager Cardillo said that the seven trees to come down have been determined. The contractor to take the trees down has also been identified.

NEW BUSINESS:

1. Airport Engineer Reselection

Manager Cardillo explained that reselection needs to happen as required by the FAA. The last time it was done it was done a bit too early. Manager Cardillo said that the Airport Engineer Selection process has changed. He said that he and Mr. Nordahl have been researching how to start the application process for engineer reselection. He said that they hope to select an engineer sometime in September or October.

2. Airport Land Lease Appraisal

Manager Cardillo said that Tom Maher had talked with DeCastro in the past about doing an appraisal on the land on and around the airport. Mr. Cardillo has continued the conversation with DeCastro, and they are talking about appraising 3 areas of the airport: aviation, non-aviation, and storefront/retail. He said that the estimate is about \$7,500.00. Commissioner Merrill said that since this is special use that the estimate is about right. Chairman Fosdick said that this needs to be done, and the sooner the better.

3. Airport Sewer Rates

Manager Cardillo said that he talked to the Town of Plymouth Finance Director Lynne Barrett about the setting of the sewer rates. He said that she gave him a few scenarios on costs related to the possible sewer rate increases. There was some discussion about the rates for the past year.

Commissioner Merrill said that they should wait to see what the Select Board sets for the new rate, and then at the September meeting to decide for the airport. He also said that with the airport growing, there

will be new users. Chairman Fosdick said that the airport also does not currently charge a tie-in fee. Manager Cardillo suggested that the Commission review what the town charges for tie-in fees.

Commissioner Smith asked if this new rate is supposed to be effective as of July 1st, and Manager Cardillo said that it is up to the Commission. There was some discussion about letting the airport sewer users know that an increase may be happening soon. Commissioner Worcester asked for a draft of an outreach message to the airport sewer users by the next Commission meeting.

COMMENTS

- Chairman Fosdick said that there is an upcoming opportunity with the MAMA conference being held in Plymouth. He said it is a great time to showcase Plymouth Airport. Commissioner Hurley gave a brief overview of what the Massachusetts Airport Management Association (MAMA) is about and what they do. He explained that their big event every year is its annual conference which moves around the state. He said that this year it will be held at the Hotel 1620 from October 22nd to the 24th, and that they expect around 150 people here during that time.

Commissioner Hurley said that there will be a commissioner's workshop this year and it is being put together by Tom Maher. There was some discussion about what Plymouth Airport could do for the conference this year and who to invite to the commissioner's workshop. Dave Dineen said that they would like to invite the Town Manager, the New England Regional Administrator of the FAA, and Chairman Fosdick to the opening ceremonies.

- Chairman Fosdick said that they have gone back and forth on the Airport Management and Town Manager Relationship MOA, and it has been basically finalized. There was some discussion about the MOA.
- Commissioner Hurley said that at the last Commission meeting that he would like the commission to hold a legislative briefing at the airport. He said that there was such a briefing held about a year and a half ago, and he would like to do it again, and this time not only invite Representatives LaNatra, Muratore and Moran, but also the Select Board, the Town Manager, and other people from Town Hall to attend. The date that Commissioner Hurley is proposing is August 25th at 10:00 AM. He also talked about the total economic output of Plymouth Airport.
- Commissioner Hurley made a motion to allow Peter Singer to hold an ice cream event at the airport on September 10th. Commissioner Merrill seconded the motion. Vote was unanimous. 6-0-0.

Adjourn: Vice-Chairman Crociati made a motion to adjourn. Commissioner Merrill seconded the motion. Vote was unanimous. 6-0-0.

As there was no further business at this time, the meeting adjourned at 8:52 PM.

Approved
Kenneth Fosdick, Chairman