

**BEVERLY AIRPORT COMMISSION  
MINUTES OF MEETING  
MAY 24, 2022**

*LOCATION:* 50 L.P. Henderson Rd., Beverly Airport East Side

*PRESENT:* Commissioners Paul Brean, Paul Trefry, Peter Gentile, Aaron Henry, Matt Mozur and Jeffry Schlichte

*OTHERS PRESENT:* Craig Schuster and Gloria Bouillon

*ABSENT:* None

*PUBLIC:* Gregg Germain, Neil Hartzell, William Kossowan, Peter Cubetus, Ace Chase, Beth Oldmixon and Tariq Fasheh

*RECORDER:* Christine Martin Barraford

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**A. CALL TO ORDER**

Mr. Trefry called the meeting to order at 6:14PM, which is being audio and video recorded as a hybrid meeting.

**1. Pledge of Allegiance**

Mr. Trefry led those in attendance in the recitation of the Pledge of Allegiance.

**2. Public Comment**

Peter Eichleay, new CEO of North Atlantic Air, appeared before the Commission. He has sent out a letter to all tenants and is happy to be an airport partner. He commented that in all the years he has been in business he has not seen wildly gyrating fuel prices with \$2.00 swings week to week. Mr. Trefry welcomed him and looked forward to productive discussions on behalf of all airport stakeholders.

**3. Acceptance of Minutes – April 11, 2022**

Upon motion duly made by Mr. Schlichte and seconded by Mr. Brean, it was unanimously voted to approve the above minutes. Commissioners Paul Brean-Y, Paul Trefry-Y, Peter Gentile-Y, Aaron Henry-Y, Matt Mozur-Y and Jeffry Schlichte-Y. Motion passed 6-0, unanimous.

**Executive Session Minutes – April 19 and April 28**

Upon motion duly made by Mr. Schlichte and seconded by Mr. Brean, it was unanimously voted to delegate authority to Vice Chair Trefry to review and approve the above Executive Session minutes. Commissioners Paul Brean-Y, Paul Trefry-Y, Peter Gentile-Y, Aaron Henry-Y, Matt Mozur-Y and Jeffry Schlichte-Y. Motion passed 6-0, unanimous.

**4. Financial Report**

Ms. Bouillon presented a financial snapshot as of the month of April, 2022 stating an available balance of \$144,300K. Discussion ensued on specific line items. Ms. Bouillon noted that the report is a snapshot in time, and that May and June will reflect deposits made.

**5. Airport Solutions Group, LLC – Craig Schuster**

Mr. Schuster reported that several contracts for projects are ready to go upon approval by City Hall.

**6. Airport Manager's Report – Gloria Bouillon**

Ms. Bouillon reported that the master plan is under review with the FAA and consultants Woolpert/Jviation.

There are over 600 total badges in the renewal process, and Ms. Brickman will be handling the project over the next three months in phases.

GZA has conducted ongoing work and additional sampling on the current RTNs in compliance with DEP for PFAS.

The Beverly Fire Department conducted fire training with an airport and aircraft familiarization/air traffic course commencing over a four-day period with no actual live burn.

The first meeting of the noise subcommittee occurred on May 6<sup>th</sup> and will occur on a monthly basis.

Work is ongoing on the non-aeronautical land use development RFP and Building 45 with the City.

**B. NEW BUSINESS**

**Noise Subcommittee Update**

Mr. Mozur reported that there has been a significant uptick in night-time touch and go's occurring as late as 11:00PM. Some airports have curfews, but BAC does not.

In response to letters sent out to pilots, Mr. Dullea received a full gambit of responses from pilots from being unaware there was an issue to a commitment to be part of the solution and not the problem. Another meeting of the noise committee is scheduled for June 9<sup>th</sup> to develop additional strategies.

Although there is no legal way to prohibit this activity, the subcommittee is in full support of reviewing airport rules and regulations. A noise abatement and good neighbor policy would encourage pilots to think about their responsibilities as pilots.

Ms. Bouillon reported that flight schools have been cooperative, and operators are willing to work with us as good neighbors. Mr. Beaulieu stated that developing a working relationship with flight instructors is key to enforcing a policy of full stop landings and commitment to a curriculum that is based on safety and consideration of its impacts to neighbors. He stated that Lawrence has a policy and encouraged the BAC to institute a policy. Mr. Mozur stated that the FAA limits policies to voluntary. Instructors need to remind students of their social responsibility to the wider community as pilots.

Vice Chair Trefry suggested reaching out to the new aviation ownership with more direct communication beyond emails with regard to flight schools. Also schedule meetings and be prepared to bring concrete data and state unequivocally the Commissioners' position and course of action.

Mr. Kassowan appeared before the Commission. He stated that the Commission is involved in property management and not air control business. That is the purview of the FAA and all issues with touch and go's and noise complaints should be referred to that agency. Mr. Schlichte responded that the Commission does not in fact have expertise in property management, but instead are experienced pilots weighing all options to deal with the problem.

Mr. Mozur stated that a special agenda item for subsequent meetings will address the Commission's responsibility to explore further ideas to address noise abatement.

#### **Sublease between Baker Aviation and Hover Aviation**

Stephanie Baker of Baker Aviation and Sal Valerio of Hover Aviation appeared before the Commission. Mr. Schlichte thanked them for complying with the information needed to meet the airport's minimum standards. Ms. Bouillon noted that minimum standards have been duly updated and the sublessor/sublessee have complied.

In response to Mr. Brean's question on recommendation, Ms. Bouillon stated that her recommendation is to approve the sublease. Baker Aviation has submitted all documents required by the City to process the sublease as well as the FAA. Field operations have been worked out with staff as a precaution. There are no safety concerns and the five helicopters operating daily will be in full view of the Tower. Passengers are escorted on and off the tours.

Mr. Trefry made a motion to approve the sublease. Mr. Brean asked for a discussion on a condition to the motion allowing one aircraft in the storage space of 700 square feet. Ms. Baker asked for the reasoning behind this condition, as Hover Aviation has a good history of running helicopter tours with positive impact to the community.

Mr. Trefry stated that the airport does not have the authority to determine the number of aircraft in a hangar or to cap a growing business. With a subleased space of 700 square feet, that restriction would automatically limit the number of aircraft to fit into that space to possible two or three additional aircraft.

Mr. Brean pointed out that this is a safeguard mechanism to limit the space to registered aircraft for the protection of the airport. He suggested that language be included to require the tenant to report that another registered aircraft has been added. Ms. Baker objected insofar as the process has been difficult with hurdles to overcome the added language would be unreasonable.

Both Mr. Schlichte and Mr. Henry noted the need for Hover Aviation to be aware of the noise issues being addressed by the Commission and be aware of their social responsibilities as a good neighbor.

Upon motion duly made by Mr. Schlichte and seconded by Mr. Trefry, it was voted to approve the sublease between Baker Aviation and Hover Aviation. Commissioners Paul Brean-N, Paul Trefry-Y, Peter Gentile-Y, Aaron Henry-Y, Matt Mozur-Y and Jeffry Schlichte-Y. Motion carries 5-1.

#### **Aviar Flight School**

Paul Beaulieu and Esteban Monterroso, co-owners of the Aviar Flight School appeared before the Commission. They reported an incident on May 1<sup>st</sup> whereby their credit card was denied at a self-serve fuel pump. The company is not now or has not been in any financial distress, and the event was very distressing and humiliating. The card was eventually accepted. They are bringing this event

to the attention of the Commission to ensure that this unfortunate incident does not happen to any other tenant.

Peter Eichealy CEO of North Atlantic Air, appeared before the Commission and offered his sincere apologies for the incident. As a new company owner, he wants to support the growth and success of all tenants. Any policies in place that led to this incident have been removed.

Mr. Trefry thanked Mr. Beaulieu and Mr. MONTERROSO for bringing the matter to the attention of the Commission. He appreciates that the matter has been resolved, but that this matter is between the two companies. He asked that the parties work together now and in the future to maintain good working relationships. The parties so agreed.

#### **Building 45 Lease Update**

Ms. Bouillon reported that she now has the key to building 45, and there are two interested parties.

Following discussion, it was agreed that Ms. Bouillon will move forward in the next coming weeks and issue an RFP with a targeted fall lease of the occupiable space.

#### **Airport Rules and Regulations**

Mr. Trefry reported that the City Solicitor has been working on updating the airport rules and regulations. He suggested that all comments from Commissioners be sent directly to her. After the Commission approves the changes, notification will be made in the City ordinance.

#### **C. COMMISSION COMMENTS**

In response to Mr. Brean's question about the part-time maintenance position, Ms. Bouillon stated that two applications had been received and interviews have been set up.

#### **D. ADJOURNMENT**

Upon motion duly made by Mr. Schlichte and seconded by Mr. Gentile, it was unanimously voted to adjourn. Commissioners Paul Brean-Y, Peter Gentile-Y, Matt Mozur-Y, Paul Trefry-Y, Aaron Henry-Y and Jeff Schlichte-Y, Motioned passed 6-0. The meeting was adjourned at 8:00PM.