

**BEVERLY AIRPORT COMMISSION
MINUTES OF MEETING
NOVEMBER 10, 2025**

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

PRESENT: Commissioners: Chair Kyle Retallack, Khris Jessie Zuberek, Todd Deinstadt and Bill Kossowan

OTHERS PRESENT: Airport Manager Gabe Hanafin

ABSENT: Jason Reulet and Khris Kendrick

PUBLIC:

RECORDER: Christine Martin Barraford

A. CALL TO ORDER

Chair Retallack called the meeting to order at approximately 6:00PM, which is being audio and video recorded as a hybrid meeting. Roll call was taken and members present were: Mr. Deinstadt, Ms. Zuberek, Mr. Doxsee, Mr. Kossowan and Chair Retallack.

Pledge of Allegiance

Chair Retallack led those in attendance in the recitation of the Pledge of Allegiance.

Approval of Regular Open Meeting Minutes – October 15, 2025

MOTION: Upon motion duly made by Mr. Kossowan and seconded by Mr. Deinstadt, it was voted to approve the above minutes as amended. Motion passed 5-0.

B. PUBLIC COMMENT

General Public Comment

There was no public comment.

Tenant Comment

Peter Eichleay, owner of Flight Level Aviation, appeared before the Commission and gave an update on the construction of the hangar.

Clark L'Abbe appeared before the Commission and gave an update on the renovation of Building 56.

C. PRESENTATIONS

Airport Solutions Group – Craig Schuster

In Mr. Schuster's absence, Robert Mallard reviewed the latest ASG report which is attached hereto. Discussion ensued on various aspects of the report.

D. AIRPORT MANAGER'S REPORT – Gabriel Hanafin

Operations and Fee Report

Mr. Hanafin reviewed the financial and operations report for the previous month and year-to-date as of October as detailed on the attached spreadsheet.

Budget Summary

Mr. Hanafin reviewed the fourth month of FY26 and budget year-to-date.

Report on Noise Complaints received in the last month (October 15 – November 10)

Mr. Hanafin reported that for the period from October 15 – November 10, he has received “zero” noise complaints. He asked the public to continue to report any noise complaints to him. Discussion ensued on the number, nature, time, content and pattern of the complaints from residents and adjacent towns over the past few years.

Discussion on 2025 Massachusetts Airport Management Association Commissioners’ workshop

Mr. Hanafin reported that attendance at the MAMA conference on October 19th yielded valuable network opportunities as well as up-to-date information. Members who participated look forward to the next conference.

Update on potential future uses of land along Airport Road

Mr. Hanafin reported that Mr. Kendrick had met with a bus company interested in leasing the land for non-aeronautical use for storage of school buses. Mr. Hanafin also revisited the offer to lease the land on a temporary basis made by the dog sitting company prior to the RFP being issued, and suggested that the Commission go ahead with that lease.

MOTION: Following discussion, and upon motion duly made by Mr. Kossowan and seconded by Mr. Deinstadt, it was unanimously voted to allow the dog sitting company to lease the land on a temporary basis. Motion carries 5-0, unanimous.

Update on November 4th Danvers Select Board meeting

Mr. Hanafin reported that he and Chair Retallack had a productive meeting with the Danvers Select Board on November 4th which was well attended by residents with significant feedback. Discussion ensued on noise issues and environmental concerns and the need for a study. Chair Retallack pointed out that neither the towns nor the airport had the approximate \$250K funds to conduct an environmental study. Mr. Deinstadt noted that Senator Lovely was committed to pursue the funding for the study.

E. NEW BUSINESS BROUGHT BY AIRPORT MANAGER

Deliberation and vote on lease with Wayside Transport Corporation

Mr. Hanafin presented the renewal of the lease for a one-year term for \$3,000/year with Wayside Trailer preceding the sale of the company and assignment of lease. This lease amount is under the state threshold for procurement without issuance of an RFP. Approval of the lease will undergo the same procedures for vetting for the City.

Discussion ensued with feedback from Clark L’Abbe about his plans for continuing aeronautical construction projects at the airport and the impact of this non-aeronautical lease on his plans and the future plans of the airport.

MOTION: Following discussion, and upon motion duly made by Mr. Kossowan and seconded by Mr. Doxsee, it was unanimously voted to accept this one-year lease to be signed. Motion passed 5-0, unanimous.

Other

Discussion ensued on the pros and cons of the proposed community use agreement with the City of Beverly with regard to the non-aeronautical use of land for the dog park.

F. UPDATES FROM VARIOUS COMMISSIONERS

Commissioner Todd Deinstadt

Discussion on hosting a “See Something, Say Something” meeting for airport stakeholders

Mr. Deinstadt reviewed his proposal to increase airport security by conducting an initial audit of airport property and also offering seminars on the topic to airport stakeholders.

G. ADJOURNMENT

MOTION: Upon motion duly made by Mr. Kossowan and seconded by Ms. Zuberek, it was unanimously voted to adjourn. Motion passed 5-0, unanimous.

The meeting adjourned at 7:45PM.

Supporting documents:

Commission minutes of meeting of October 10, 2025

ASG report

Mr. Hanafin’s report on FY26 summary

Airport manager’s monthly financial reports

Budget summary

Report on noise complaints

Lease with Dog Sitting Company

Lease with Wayside Transport Company