

**BEVERLY AIRPORT COMMISSION
MINUTES OF MEETING
AUGUST 11, 2025**

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

PRESENT: Commissioners: Chair Kyle Retallack, Todd Deinstadt, Bill Kossowan, Josh Doxsee and Jesse Zuberek

OTHERS PRESENT: Airport Manager Gabe Hanafin and Craig Schuster

ABSENT: Khris Kendrick

PUBLIC: Tony Bettencourt, Rachel Abel, Senator Lovely, Tariq Fasheh and Ace Beaulieu

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, Mr. Reulet, 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 – June 16, 2025

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

B. PUBLIC COMMENT

General Public Comment

Mr. Tony Bettencourt appeared before the Commission and expressed various complaints with regard to airport traffic and safety issues, including foam on fire equipment.

Ms. Rachel Abel appeared before the Commission and expressed her appreciation for the airport.

Senator Lovely appeared via Zoom before the Commission and expressed condolences on the recent airport fatal accident. She asked that the Commission continue to “bring relief” to the neighborhoods with regard to noise.

Richard “Ace” Chase appeared before the Commission and stated that Middleton and Beverly Fire Departments have pre-foam truck equipment and are equipped to handle any airport emergency.

Tariq Fasheh appeared via Zoom before the Commission. He stated that he has heard from Beverly residents that the families with children like to hear the sound of aircraft in their neighborhoods. He stated that he suggests that there be a vehicle for residents to voice their positive views of the airport and not just negative complaints. He also stated that as the President of the Northshore Air Club that members are encouraged to abide by noise abatement regulations, including avoiding touch and go’s. He made suggestions about further noise abatement interventions.

Tenant Comment

Peter Eichleay of Flight Level appeared before the Commission and gave an update on the hangar project.

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

C. PRESENTATIONS

Fly By 5K

Mary Parsons, Tower Manager, appeared before the Commission and introduced Todd Rotondo who reviewed the plans for the Fly By 5K event. Discussion ensued on various aspects of the event.

Airport Solutions Group – Craig Schuster

Mr. Schuster reviewed his 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 July as detailed on the attached spreadsheet.

Budget Summary

Mr. Hanafin reviewed the first month of FY26. Discussion ensued on various aspects of the reports.

Report on Noise Complaints received in the last month (July 15 – August 10)

Mr. Hanafin reviewed his written report attached hereto on the noise complaints received from July 15 – August 10. Discussion ensued on the number, nature, time, content and pattern of the complaints from residents and adjacent towns as well as the type of aircraft on different runways and the steps taken to respond to these complaints.

Mr. Hanafin noted that six years of data, the consistent noise complaint targets runway 2-7 traffic, followed by 1-6 with 9 being the “least used and least complained about.” He then reviewed the graph he created plotting locus of noise complaints and the potential causes connected to runway usage. The graph is posted on the website.

Discussion ensued. Mr. Kossowan noted the number of complaints he receives of aircraft breaking curfew. Chair Retallack noted the importance of referring all complaints to the airport manager for the purpose of collecting and assessing all data. Also discussed was a procedure for best practices for following up on violations.

Chair Retallack reported that the airport manager's efforts in collecting and posting data is in compliance with the request of local regional legislators that all information be made public.

RFP for non-aeronautical land

Mr. Hanafin reported that the RFP for the non-aeronautical land had been issued with an October 10th deadline for submission of proposal.

Proposed lease with Massachusetts Air and Space Museum

Mr. Hanafin reported that following the vote of the Commission to approve the lease with the Massachusetts Air and Space Museum, the Museum had requested a few minor changes. Following the return of the Beverly City Council from recess in September, the lease will be submitted for its approval.

Meeting with Danvers Town Manager

Mr. Hanafin reported that he and Chair Retallack had a relevant introductory meeting at the airport with the new Town Manager of Danvers, Jill Cahill. Both Mr. Hanafin and Chair Retallack are planning to make its annual presentation to the Danvers Select Board in September.

MOMA Conference

Mr. Hanafin invited all interested Commissioners to attend the MOMA conference in October in Hyannis from October 19-21. He highly recommended attendance at the commissioner workshop.

E. NEW BUSINESS BROUGHT BY CHAIR and AIRPORT MANAGER

General aviation maintenance

Chair Retallack brought up the issue of general aviation maintenance.

Discussion on lease of land behind Building 45

Mr. Hanafin began the discussion on use of the land currently leased by Wayside Trailer and the options of a) keeping the lease with Wayside Trailer at under fair market value; b) putting out an RFP for use of land as non-aeronautical; or c) designating the land for aeronautical use.

Discussion ensued on all three options and the particular benefits of designating the land for aeronautical use. Following discussion, it was agreed that Mr. Hanafin will confirm with the city solicitor if a walk of the land before the next meeting can be held as part of open session of the regularly scheduled meeting.

Other

Chair Retallack reported that the airport had received a proposal for the use of the non-aeronautical land from a dogcare service for outdoor space for recreation of the dogs up to one acre. A temporary fence would be installed.

Following discussion, it was agreed that Mr. Hanafin will notify the applicant to submit his proposal as part of the formal RFP to be issued.

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

Educational Outreach

Ms. Zuberek updated the Commission on continuing to plan educational visits to schools.

Building 45

Mr. Hanafin reported that Mr. L'Abbe and his crew had made safety changes to Building 45 by weatherproofing the electrical boxes on the outside of the building.

F. ADJOURNMENT

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

The meeting adjourned at 8:35PM.

Supporting documents:

Commission minutes of meeting of July 14, 2025

ASG report

Mr. Hanafin's report on FY25 summary

Airport manager's monthly financial reports

Budget summary

Report on noise complaints including graph