

Town of Nantucket
NANTUCKET MEMORIAL AIRPORT
14 Airport Road
Nantucket Island, Massachusetts 02554

Thomas M. Rafter, Airport Manager
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Commissioners
Daniel W. Drake, Chairman
Arthur D. Gasbarro, Vice Chair
Anthony G. Bouscaren
Andrea N. Planzer
Jeanette D. Topham

AIRPORT COMMISSION MEETING
March 9, 2021

The meeting was called to order at 5:00 pm by Chairman Daniel Drake with the following Commissioners present: Arthur Gasbarro, Jeanette Topham, Andrea Planzer and Anthony Bouscaren.

This meeting was conducted remotely by video conference via Zoom app and broadcast on the Town of Nantucket YouTube Channel consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth and due to the outbreak of the "COVID-19 Virus".

Airport employees present were: Tom Rafter, Airport Manager, Noah Karberg, Assistant Airport Manager, Katy Perales, Office Manager and Lillian Sylvia, Administrative Assistant.

Also present was: Rich Lasdin, McFarland Johnson Inc., Jed Merrow, McFarland Johnson Inc., Lisa Kammer, Weston Solutions, and Jim Soukup, Weston Solutions.

Mr. Drake read the Town's virtual meeting statement.

Mr. Drake announced the meeting was being audio and video recorded.

Mr. Drake asked for comments on the Agenda; hearing none, the Agenda was adopted.

Mr. Gasbarro made a **Motion** to approve the 2/9/21 draft minutes. **Second** by Ms. Planzer and **Passed** by the following roll call vote:

Ms. Topham- Aye
Ms. Planzer- Aye
Mr. Bouscaren- Aye
Mr. Gasbarro- Aye
Mr. Drake- Aye

Ms. Topham made a **Motion** to ratify the 2/17/21 and 3/3/21 Warrants. **Second** by Mr. Bouscaren and **Passed** by the following roll call vote:

Ms. Topham- Aye
Ms. Planzer- Aye
Mr. Bouscaren- Aye
Mr. Gasbarro- Aye

Mr. Drake- Aye

Pending Leases/Contracts – Mr. Rafter presented for approval the following agreements and contracts. Mr. Gasbarro requested himself from the discussion, motion, and vote of the Airport Gas Station sub-lease based on a conflict of interest

- **Airport Gas Station, Inc.-** Consent to sublease for office/storage between Airport Gas Station and Kevin Dineen, LLC, DBA Nantucket Electrical Contractors inc. This is a two (2) year sub-lease.
- **United States of America Department of Transportation Federal Aviation Administration-** Lease Amendment No. 1 for the Air Traffic Control Tower Lease of approximately 3,764 sq. ft. of space to extend the lease expiration date to 9/30/21.
- **The Shain Group, Inc.-** Contract in the amount of \$134,364 for the purchase and delivery of a riding towbar less electric aircraft tug.
- **McFarland Johnson Inc.-** Contract amendment No.1 for Task Order MJ-PN-09 fuel farm PFAS investigation in the amount of \$24,445, to update with catch basin quote and increased effort. New contract amount including amendment is \$96,997.89.
- **McFarland Johnson Inc.-** Contract amendment No. 2 for Task Order MJ-PN-04 Nobadeer Way study area in the amount of \$4,900 to add survey work to the scope. The new contract amount including amendment is \$428,710.00.
- **McFarland Johnson Inc.-** Contract amendment No. 1 for Task Order MJ-EN-01 water line extension in the amount of \$15,200 to expand the scope to include Skyline Drive. New contract amount including amendment is \$283,503.00
- **McFarland Johnson Inc.-** Task Order MJ-EN-02 in the amount of \$47,300 to continue providing monthly inspections of the AvGas Underground Storage Tanks starting in February 2021 and ending January 2022.

Mr. Bouscaren made a **Motion** to approve the lease amendment with United States of America Department of Transportation Federal Aviation Administration, the contracts with The Shain Group, Inc. and McFarland Johnson Inc. Task Order MJ-EN-02 and the contract amendments with McFarland Johnson Inc Task Orders MJ-PN-09, MJ-PN-04 and MJ-EN-01. **Second** by Ms. Planzer and **Passed** by the following roll call vote:

Ms. Topham- Aye
Ms. Planzer- Aye
Mr. Bouscaren- Aye
Mr. Gasbarro- Aye
Mr. Drake- Aye

Mr. Bouscaren made a **Motion** to approve the consent to sublease Airport Gas Station, Inc. subject to removal of storage containers. **Second** by Ms. Planzer and **Passed** by the following roll call vote:

Ms. Topham- Aye
Ms. Planzer- Aye
Mr. Bouscaren- Aye
Mr. Drake- Aye

Pending Matters – Mr. Rafter reported on:

091019-01 Capital Approval Process/Home Rule Petition- Home rule petition has been filed. Mr. Karberg will continue communicating with representatives to keep this moving.

071420-03 Per- a polyfluoroalkyl substances (PFAS) Investigation Update- Mr. Karberg gave an update on the following-

- IRA Status Report- Includes an interim data submittal, which is a non-regulatory document that supplements the IRA status report, which is now being filed two times per year. These interim reports will be submitted in quarters for which there is no formal IRA status for a total of four reports per year. The document includes material on the recent Fuel Farm investigation and the latest POETS sampling and performance. The interim reports will be included on the PFAS website.

Mr. Gasbarro asked if the Commission will be updated regularly until all initial samples are received. Lisa Kammer, Weston Solutions, explained that they have all the initial data for all the houses they have received access to. There are a couple of properties on the West Side that they have not been able to get access to. If they are able to get access to these properties and sample, the data will be reported.

- Water Service- The Airport has met with all but one of the affected Westside homeowners and reviewed their sites and the process for water service installation. Mr. Karberg reviewed a summary matrix of issues and potential solutions for the Commissions feedback and possible consent. Homeowners have expressed concern about having to pay a water bill. Mr. Karberg recommended getting resident and Airport counsel feedback. Other issues include retaining wells for irrigation, physically locating a well, landscaping, buildout that is either planned or reasonably anticipated and direct pay for any repairs.

Mr. Drake asked if the Water Company will be bringing the water line all the way to the house. Mr. Karberg confirmed that was correct.

- Met with a leaseholder to review whether their operations could have impacted PFAS on the Airport. Reviewed site data with the leaseholder who is working to provide the Airport with data related to drainage changes. The Airport is also reviewing their on-site well network to integrate into our data site network.

030921-01 PFAS Consultant Presentation: Review of Water Main Extension Update and Soil Testing Results-

- Mr. Lasdin, McFarland Johnson Inc., reviewed a presentation on water service for the following-
 - Nobadeer Way (Evergreen, Daffodil) status update and installation coordination.
 - West Side (Skyline Drive) status update
 - Madequecham Valley Road status update
 - 75% complete plans for the Madequecham Valley Road Waterline
 - Next Steps

Mr. Drake asked who was paying for installing the waterline. Mr. Lasdin explained that the Water Company has hired a contractor through the public process and is going to install the waterline and back bill the Airport.

Mr. Drake asked that since it has been difficult to find a plumber to connect the water, if having the homeowners hire their own plumbers and then the Airport will reimburse them under certain guidelines is a legal option. If it is, Mr. Drake asked that this option be explored.

Tom Szydowski, President of the Surfside Association, asked who homeowners can contact regarding tapping into the water line that is being contracted. Mr. Karberg explained that he believes anyone who wishes to access the waterline outside of the Airports project would follow the same protocol for anyone who wishes to access any given waterline and recommended to start by contacting Mark Willet, Wannacomet Water Company.

- Ms. Kammer and Mr. Soukup, Weston Solutions, reviewed a presentation on Source Soil Investigation, explaining the following-
 - Purpose of the Source Soil Investigation
 - Scope of Investigation
 - Results
 - Immediate Response
 - Preliminary Evaluation of the data
 - Timeline and Project Schedule

Mr. Gasbarro asked that given how high the concentrations are in the Fuel Farm area (slide 10) and only one ground water well that is being tested, will additional wells around that area be looked at as well. Mr. Soukup said that they will be doing more groundwater work in that area.

Mr. Bouscaren asked if MassDEP requires remediation of the contaminated soil. Mr. Soukup explained that remediation is required but there is currently no option available to dispose of contaminated soil. Working on coming up with a temporary solution to isolate the impacted soil. Mr. Soukup explained that in Phase Three of the timeline we will look at the Remedial Action Plan.

Mr. Szydowski, asked if the ground water located at the South Ramp J area (slide 11), where soil results are high, has been tested and if it's possible that the surface water could run off to the West where residential properties are located, as it floods on Monahansset road in that area. Mr. Soukup explained that they plan to do ground water sampling in this area, but that it has not been done yet, therefore they don't know if the PFAS contamination has made its way down to the water table or not. Mr. Soukup explained that as of right now it is their understanding that the water that is ponding on the access road, drains down into the Airport property. Mr. Soukup said that Weston Solutions will track to see if any of the ponding water then runs off Airport property.

030921-02 2021 Annual Town Meeting (ATM) Warrant Articles- Mr. Rafter reported there is are two warrant articles- 1.) to extend the Hangar lease term to forty (40) years. 2.) the warrant article for car rentals which was voted by the Finance Committee unanimously, not to adopt this warrant article.

Ms. Planzer left the meeting.

030921-03 Environmental Assessment and Environmental Impact Report (EI/EIR) Draft response to Massachusetts Environmental Policy Act Office (MEPA) Certificate- Jed Merrow, McFarland Johnson Inc., reported they received the MEPA certificate, which has a scope of what they expect to see in the final EI/EIR.

Mr. Merrow reviewed comments in the MEPA certificate and the Airports responses/proposals in the following categories-

- Rare species
- Noise and Air Quality
- Hazardous Waste
- Climate Change
- Public and Agency Comments

Mr. Merrow specifically touched on the following comments-

- *“The FEIR should include a comprehensive review of mitigation opportunities on Nantucket that the Airport could fund to provide a net benefit to the species affected by the projects. I encourage the Airport to consult with NHESP and the Nantucket Land Council prior to filing the FEIR.”*

Mr. Merrow explained that they believe it will be difficult to come up with mitigation sites and a mitigation package before the final EI/EIR but will be working on trying to complete it before the final is due, by reaching out to local organizations. Will continue to coordinate with Natural Heritage regarding this.

- *“The FEIR should provide a more detailed description of aircraft operations on the proposed expanded South Apron.... ..and evaluate air emissions and noise generated by these activities. At a minimum, the FEIR should review the noise mitigation alternatives for the South Apron identified in the DEIR, including a noise wall, a noise berm and use of GPUs, with respect to their potential to offer dual benefits for minimizing air emissions and noise.”*

Mr. Merrow explained that the Airport will develop a quantitative noise model combination of the berm with GPU’s and the barrier with GPU’s. Does not believe a quantitative analysis for air emissions will produce any useful results, so proposed qualitatively describing how earth and berms might affect air quality in the area. Majority of the Commission agreed to commit with the response to the MEPA scope for the EI/EIR and move forward with not committing the berm for now.

- *“It should evaluate the feasibility of an alternate location for airplane parking that is farther away from residential areas, such as the area north of the Terminal building.”*

Mr. Merrow explained they are proposing a fatal flaws analysis. They will view previous studies but it’s likely there will not be other locations that would make sense. If there is a location that is feasible, they would have to pause and consult with the Commission, FAA and MassDOT.

- *“Using sea level rise projections available from the Climate Change Clearinghouse for the Commonwealth, the FEIR should describe the planning process for the potential runway relocation, including specific monitoring protocols, erosion setback limits and triggers for further analysis.”*

Mr. Merrow explained that they will have to look at sea level rise scenarios and flood initiation, but don’t see that being much of an issue for the Airport. Will propose a monitoring protocol where the Airport will annually monitor coastal erosion and determine what thresholds would trigger the need for action.

- *“As critical transportation infrastructure for the island, the Airport should design its drainage systems with sufficient capacity to ensure that runoff can be collected and managed under more frequent and intense storm events anticipated in the future. The FEIR should review the performance of the drainage systems using the best available climate projections and data; at a minimum, rainfall data from the NOAA Atlas 14 should be consulted and increased by a factor that takes into account the effects of climate change. If the project (including supporting infrastructure) will not be designed to meet specifications based on climate projections, the FEIR should provide*

an explanation of the reasons and a description of whether and how the project will be able to take further steps to adapt to climate conditions at a later stage.”

Mr. Merrow explained that they followed the latest State guidelines in designing the storm water system and don't think the rain fall projections are going to change that much within the design life of the proposed project but will look at the rainfall intensity projections to see how they might affect affect the drainage system. He does not propose redesigning the storm water system.

Comments:

Mr. Gasbarro expressed concern regarding the sentence in the Airports response under rare species “The Airport will state that keeping mitigation on island is the preferred mitigation solution, however no options will be categorically excluded from consideration at this point.” He also believes the second half of the sentence should be excluded. Mr. Merrow explained that National Heritage is looking at this on a State wide basis and are concerned with the species and the habitats and how they can be protected, therefore they won't necessarily require it be on island, but it is their preference as well. However, mitigation on island will also be more costly. The Commission decided to exclude the last phrase of the quoted sentence.

Mr. Gasbarro asked when the Final EA/EIR needs to be submitted. Mr. Merrow explained the deadline is being driven by the FAA grant application deadline of May 1st. Working to get a grant application in for the permitting phase of the project, so hoping the final version will be submitted to the Commission for consideration and approval at its April meeting..

Mr. Gasbarro asked if there will be an operational plan for the South Apron provided to the Airport. It is agreed this would be helpful and will be discussed further internally.

Mr. Sydlowski, commented on the email chain that was included in the packet and has concerns with a comment from the Airport stating that large commercial planes may park on the new South Apron. Mr. Sydlowski expressed his position that commercial planes not be parked on the South Apron.

Mr. Gasbarro expressed his concern to have a parking spot for a commercial aircraft on the South Apron, which is illustrated as the last parking spot to the right in the south apron drawing that is included in the packet. Mr. Rafter explained that this is not a new addition and that larger aircrafts have been parked in this area and that the Airport needs some relief on the commercial apron.

Mr. Gasbarro asked if it was possible to remove the extra pavement space above the commercial aircraft parking spot on the South Apron Expansion. Mr. Rafter explained that space is needed for the tow vehicle and that he does not anticipate any power out from that spot. Mr. Lasdin explained that the size of that spot is due to the fact that A220 aircrafts will be flying in and should there not be space on the commercial ramp, this spot can be used as an emergency spot.

Ms. Topham asked for thoughts regarding a jet blast wall. Mr. Rafter explained that that is more for jet blast, not noise. Mr. Drake explained that there is still the option to consider alternatives regarding the berm.

Ms. Topham asked if FAA would reimburse the Airport for the South Apron ramp. Mr. Lasdin explained that FAA will reimburse for the ramp but as of now the berm is considered ineligible for federal funding and doesn't believe it would be a different answer if it was a wall as opposed to a

berm. Mr. Lasdin explained that at this point neither the State or FAA will fund the berm. For some background regarding noise, Mr. Lasdin explained that the FAA has a nationwide program that uses a noise model which is based on average annualized noise. Because of its seasonal nature Nantucket Airport's average annualized noise doesn't come close to meeting the FAA's criteria. The State doesn't have a noise threshold, so they fall back on the FAA threshold.

Manager's Report

Project Updates – Mr. Rafter reported:

- **Taxiway E-** Work to start up again the end of March and completed by May 13th. Will require a closure of the section between the run up to 24 and 15.
- **Security Project Phase II-** Work continues. Trenching taking place.
- **Fuel Farm Rehabilitation-** Going out to bid soon.
- **Great Harbor Yacht Club Pile Removal-** Bid documents are available and due March 24, 2021. Work looking to start at the end of April.
- **Hangar Development-** At least two parties have expressed interest in constructing hangars. Draft leases have been sent to both interested parties. One hangar is proposed to be located adjacent to Gate 15 and the other hangar is proposed to be located on the pavement adjacent to hangar 8 and would require pen and ink change to the Airport Layout Plan (ALP). Mr. Karberg is working with consultant and agencies through the environmental issues process.
- **Airport Safety Maintenance Program (ASMP) Grants-** Applied for ten (10) grants through MassDOT. Starting to receive those.

RFP/IFB Bid Status – Mr. Rafter reported on:

- **Bunker Road Land #32-** Received one proposal which is under review.
- **Aircraft Tug-** Received one bid and is under review.
- **Bunker Road Land #66-** RFP is being created.
- **HVAC Improvements-** Bids are due February 25, 2021.
- **Hold room Concession-** Going out to bid shortly.
- **Security System Maintenance Program-** developing an RFP for a long-term maintenance program of the security system.
- **Fuel Farm Rehabilitation-** Will be rebid in March.

Operations – Mr. Rafter reported:

- Fuel sales are up 46% from last month. JetA being up 94% last month over the previous year.
- American Airlines announced service to Chicago on Saturdays.
- ACK reported to be the second fastest growing Airport in the country.
- Certification Inspection is scheduled for May 26-28, 2021. Full scale exercise is tentatively scheduled for April 26th at 4PM.
- Presenting a PFAS case study at the Airport's virtual conference on March 16th.
- Anticipate receiving about \$1.5 Million in grants from the December 2020 COVID Relief Act.

Statistics – Mr. Rafter reported that monthly stats will be reviewed at the April meeting.

Personnel Report- Mr. Rafter reported:

- Lillian Sylvia, Administrative Assistant, passed the third MCPPO procurement class for design and construction and is now eligible to apply for designation with the Massachusetts Certified Public Purchasing Office through MCPPO.
- Katy Perales, Office Manager, passed her recertification for Massachusetts Certified Public Purchasing.
- Twenty Year service pins will be awarded to Blaine Buckley, Garry Allen, and Peter Fowler.

Commissioners Comments-

Mr. Drake reported that Rob McNeil, DPW and Ken Beaugrand Town's Real Estate Consultant are scheduled to be making a presentation on using some of the land on Nobadeer Farm Road up to Sconset Road for a DPW depo, to move their equipment away from the Madaket landfill. This will be discussed at the April meeting.

Public Comment-

None.

Having no further business for Open Session, Mr. Bouscaren made a **Motion** to go into Executive Session, under G.L. Chapter 30A, Section 21A, not to return to Open Session, to review Executive Session Minutes as enumerated on the Agenda; Clause 7: To comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements regarding proposed Transportation Security Administration (TSA) actions, where the Chair has determined that an open session may have a detrimental effect on the security of the Airport. Clause 3: To discuss strategy with respect to the litigation regarding Walsh, where the Chair has determined that an open session may have detrimental effect on the litigating position of the Airport Commission; Clause 3: To discuss strategy with respect to collective bargaining, where the Chair has determined that an open session may have detrimental effect on the bargaining position of the Airport Commission; **Second** by Ms. Topham and **Passed** unanimously, by the following roll-call vote:

Ms. Topham- Aye
Mr. Bouscaren- Aye
Mr. Gasbarro- Aye
Mr. Drake- Aye

Meeting adjourned at 8:03pm.

Respectfully submitted,

Lillian Sylvia, Recorder

Master List of Documents Used

3/9/21 Agenda including Exhibit 1

2/9/21 Draft Minutes (Handout)

2/16/21 Warrant Approvals

3/3/21 Warrant Approvals

Airport Gas Station, Inc. Consent to Sublease

United States of America Department of Transportation Federal Aviation Administration Lease Amendment

The Shain Group, Inc. Contract

McFarland Johnson Inc Amendment No. 1 MJ-PN-09

McFarland Johnson Inc. Amendment No. 2 MJ-PN-04

McFarland Johnson Inc. Amendment No. 1 MJ-EN-01

McFarland Johnson Inc. Task Order MJ-EN-02

PFAS Investigation Update

PFAS Water Service

Madequecham Valley Road Waterline Presentation (Handout)

Source Soil Investigation Update Presentation (Handout)

DEIR/EA Draft Comment Responses

MEPA Comment Email Chain

