

## MINUTES

The monthly meeting of the Nashua Airport Authority was held at Daniel Webster College, in room 202 of the Eaton-Richmond Center, University Dr., at 6:30pm on Tuesday, July 18, 2006.

The meeting was called to order at 6:35pm by Chairman Griffin Dalianis.

### ROLL CALL

Present: Chairman Dalianis  
Vice Chairman Gill  
Treasurer Britton  
Director Rosenblum  
Secretary Fuller (\*joined meeting at 6:43pm)

### PUBLIC INPUT

Lee Zompetti reported that the Public Input section of the June 2006 minutes were incorrect. Mrs. Zompetti then read from RSA91:A concerning minutes of public meetings. Her attachment to the minutes was not posted on the website or the NAA bulletin board and no description of her comments were shown in the minutes. Therefore she felt the NAA was out of compliance with RSA91:A. Mrs. Zompetti also feels she is being singled out because the Chairman asked that she submit lengthy statements and questions before the meeting so the Board can be prepared to respond. Mrs. Zompetti believes Public Input can either be off-the-cuff or a prepared statement.

### MINUTES – June 2006

**MOTION BY** Treasurer Britton to accept the minutes as written.

**SECONDED BY** Director Rosenblum

**MOTION CARRIED.**

### TREASURER'S REPORT – June 2006

Treasurer Britton reported that the fiscal year 06 ended with a positive cash flow in both the project and the operational accounts. Both accounts are showing healthy balances.

**MOTION BY** Treasurer Britton to accept the June 2006 financial report pending the annual audit.

**SECONDED BY** Vice Chairman Gill

**ROLL CALL**

Chairman Dalianis – yes  
Vice Chairman Gill – yes  
Treasurer Britton – yes  
Director Rosenblum – yes

**MOTION CARRIED.**

**COMMUNICATIONS** – read and assigned by Director Rosenblum.

NAA-06-022	Samuel A. Tamposi / Request for agenda placement	New Business
NAA-06-023	FAA / Vehicle Pedestrian Deviation Investigation	Response 6/06
NAA-06-024	TSA / Workshop invitation for 7/19/06	On File
NAA-06-025	Senator J. Sununu / National Air Traffic Controllers contract Status update	On File

**DOCUMENTATION SIGNED** – none

## REPORTS

### Tower Report – June 2006

\*(Secretary Fuller joined the meeting in progress)

No comments or questions on the tower report.

### Airport Manager – June 2006

Treasurer Britton inquired about the vehicle deviation investigation (NAA-06-024). Manager Rankin replied that the FAA is investigating the matter as the person driving the vehicle was an FAA employee.

Treasurer Britton asked if Board members were welcome to attend the TSA workshop on 7/19/06. Manager Rankin will inquire and advise any Board member that is interested.

### Airport Engineer – June 2006

Arnold Stymest from Gale Associates gave a brief interview on the four projects that are currently open. Armand Dufresne is on vacation and would be available next week for in depth questions and answers.

### Runway-Taxiway Study (AIP-3-33-0012-25)

Gale is waiting completed inventory forms from the two FBO's before they can draft the preliminary review.

### Obstruction Removal (AIP 3-33-0012-26)

Gale Associates is investigating the possibility of shifting the runway 110 feet away from Charron Avenue to comply with localizer citing criteria and runway safety area standards.

### Airport Land Development Analysis

No report at this time.

### Purchase of Snow Removal Equipment (AIP 3-33-0012-27)

As of July 12, 2006 there was still no decision made by the FAA concerning available funding.

## COMMITTEES

1. Committee for Land Development and Future Growth of the Nashua Airport.

No report at this time.

2. Safety Committee

The Safety Committee meeting scheduled for July 19<sup>th</sup> has been postponed and rescheduled for August 2<sup>nd</sup> at 11:30am at the Airport Authority building.

Secretary Fuller inquired if there had been any further work done on the safety committee brochure. Manager Rankin reported there had been no further work accomplished on the brochure.

## OLD BUSINESS

Secretary Fuller distributed copies of a policy adopted by the NAA Board on February 23, 1993 concerning submittal of business items for agenda placement. Secretary Fuller had not been aware of this policy and wanted to have the entire Board aware of this procedure that is in place. The Board reviewed this policy and asked Manager Rankin to investigate the source of this policy.

1. Richard Gentile requesting final approval for construction of hangar on lease lot number to be assigned, adjacent to the OIA hangar.

Mr. Gentile reviewed the plans with the Board. His goal is to submit these plans to the City of Nashua for review by the Planning Board in September 2006. The changes to the plans previously reviewed by the Board would be less dedicated space to an office area and a larger area for plane storage.

Director Rosenblum inquired if the gate would have to be relocated. Mr. Gentile replied that under the new design, the gate would not be involved.

Treasurer Britton noted that there were twenty-five stipulations on the drawings. David Farr (DuBois & King) noted that the stipulations were standard for the City of Nashua on site plans.

Manager Rankin and Arnold Stymest (Gale Associates) stated they were comfortable with the plans and any necessary changes would be accomplished by the Planning Board.

Secretary Fuller inquired as to the height of the doorway and building.

NOTE OF RECORD: Unable to hear Mr. Gentile's response due to background noise on tape.

**MOTION** by Treasurer Britton for final approval to Mr. Richard Gentile on sub-division and site plan for hanger to be built adjacent to Lot E-2138 (OIA Airlines Building 1 Perimeter Road), and Board approval for the Chairman to sign all associated paperwork and documents subject to compliance with the recommendations of the Airport Engineer.

**SECONDED BY** Director Rosenblum

### **ROLL CALL**

**Chairman Dalianis – yes**  
**Vice Chairman Gill – yes**  
**Secretary Fuller – yes**  
**Treasurer Britton – yes**  
**Director Rosenblum – yes**

**MOTION CARRIED.**

2. GFW requesting final site approval plans for a building between building 83 and the tower.

Kenneth McLaughlin presented the final site plan and a detailed building plan for the Board to review. The City of Nashua Planning Board will be reviewing the plans at their next meeting. Mr. McLaughlin gave an overview of the new building that will incorporate office space as well as aircraft storage. There will be a two story atrium that will overlook the parking area. A covered (awning) walkway will lead into the entry of the building.

Mr. McLaughlin stated for the record that it had been a pleasure working with the Airport Authority as well as the Airport Manager in this huge endeavor.

Secretary Fuller inquired if Mr. McLaughlin had considered putting a wind-break on the walkway. Mr. McLaughlin responded that it was a good idea to be considered by their architect.

Chairman Dalianis asked for Manager Rankin’s opinion on the project. Chairman Rankin replied that he sees this as a great asset to the airport. Although the property had originally been set aside for a terminal building it is highly unlikely that plan will ever be completed as currently there is no scheduled commercial airline service activity nor any plans for any in the foreseeable future

Arnold Stymest (Gale Associates) noted that Armand Dufresne had reviewed the original plans but had not seen the final site plans and therefore will not comment at this time. Gale Associates however, has no objections to allowing the project to go before the City of Nashua Planning Board for review.

Secretary Fuller inquired if the roof would withstand the load it would have to bear. Mr. McLaughlin assured him this matter had been discussed at great length.

**MOTION BY** Treasurer Britton for final site plan and building approval to 89 Perimeter LLC for development of Lot E-1470 and Board approval for the Chairman to sign all associated paperwork and documents subject to compliance with recommendations of the Airport Engineer.

**SECONDED BY** Director Rosenblum

**ROLL CALL**

- Chairman Dalianis – yes**
- Vice Chairman Gill – yes**
- Secretary Fuller – yes**
- Treasurer Britton – yes**
- Director Rosenblum – yes**

**MOTION CARRIED.**

- 3. T. L. M. Realty presenting revised site plan for E-1499 and E-1545 and to discuss the terms of reduced rates for E-1545 (new lease).

Attorney Jeffrey Zall representing T.L.M. Realty addressed the Board concerning the combining of lots E-1499 and E-1545 and amending the current lease. Mr. Zall also asked the Board to consider waiving the CPI bi-annual increase on the rent in addition to the \$300,000 allowance for the extensive blasting.

NOTE OF RECORD: Chairman Dalianis turned the meeting over to Vice Chairman Gill due to a personal relationship with Attorney Zall.

Vice Chairman Gill stated that he felt the Board had been more than generous granting a \$300,000 allowance for blasting, but he felt strongly the C.P.I. should continue to be calculated bi-annually.

Secretary Fuller inquired if this should be considered a new lease under the new terms. Secretary Fuller also inquired if these terms would apply should T.L.M. Realty sell this property. Would the terms be passed on to the new tenants?

Secretary Fuller asked Manager Rankin had reviewed the proposal with legal counsel. Manager Rankin replied he had not.

**MOTION BY** Treasurer Britton to grant approval to T. L. M. Realty Holdings, LLC to merge lots E-1499 and E-1545 into a single lot. To amend the existing lease for Lot E-1499 to add Lot E-1545 to the “Leased Premises” and to add a new subsection C to Article III Rent, providing for rent at current rates (20 cents per S.F plus the CPI-W Adjustment) for the usable area of lot E-1545, 49,400 S.F. subject to the reduction for ledge removal costs not to exceed \$300,000. Annual rent shall be subject to bi-annual

increases as provided in subsection A. The reduction to rent shall be in accordance with a schedule to be determined when the exact cost of such ledge removal has been determined. Lessee shall provide Lessor with such documentary evidence of the exact cost of ledge removal as reasonably required by Lessor. To grant Board approval for the Chairman to sign all associated paperwork and documents subject to compliance with the recommendation of the Airport engineer.

**SECONDED BY** Director Rosenblum

**ROLL CALL**

**Chairman Dalianis – abstain**

**Vice Chairman Gill – yes**

**Secretary Fuller –no**

**Treasurer Britton – yes**

**Director Rosenblum – yes**

**MOTION CARRIED.**

**NEW BUSINESS**

NOTE OF RECORD: Vice Chairman Gill continues to chair the meeting.

Samuel A. Tamposi Jr. requesting an additional 10 foot easement (for a total of 30 feet) for a sewer line easement from Perimeter Road to Blackfoot Drive.

Samuel Tamposi Jr. addressed the Board for an additional ten (10) feet for a sewer easement. The Board had allowed a twenty (20) foot easement for water distribution at the April 2006 meeting.

**MOTION** by Treasurer Britton to grant a permanent right of easement for the installation, construction, maintenance, repair, removal and replacement of a sanitary sewer including manholes, etc. And water distribution lines or pipes, including gates, valves, junctions and other appurtenances from Perimeter Road to the easterly line of Blackfoot Drive at the northeasterly corner of Lot 449 Map F. To grant Board approval for the Chairman to sign all associated paperwork and documents.

**SECONDED BY** Vice Chairman Gill

**ROLL CALL**

**Chairman Dalianis – abstain**

**Vice Chairman Gill – yes**

**Secretary Fuller – yes**

**Treasurer Britton – yes**

**Director Rosenblum – yes**

**MOTION CARRIED.**

**OTHER**

Secretary Fuller asked Mr. Tamposi if he had any thoughts on the blasting that would be taking place for the construction of a parking lot by T.L.M. Realty.

Mr. Tamposi noted that the neighbors will all be notified via the City of Nashua Planning Board. His suggestion would be for property owners to take pictures of their foundations.

**PUBLIC INPUT**

Mike Zompetti stated that the rule concerning material for the agenda was put into place by Elizabeth Cepatis to stop individuals from showing up the night of the meeting and expecting to be heard.

Secretary Fuller felt that the Board had been in a rushed situation at the June meeting, and prefers to have the opportunity to consider matters carefully before voting.

Secretary Fuller apologized for arriving late. The traffic coming out of Boston is horrific.

ADJOURNMENT – 7:55pm

**MOTION BY** Secretary Fuller to adjourn.

**SECONDED BY** Vice Chairman Gill

**MOTION CARRIED.**

**Respectfully submitted,**

**Allan Fuller**  
**Secretary**

**CC: City Clerk's Office**

**SEE ATTACHMENT FOR ATTENDEES LIST**