

Airport Advisory Committee  
September 2, 2014  
Draft Meeting Minutes

Committee in attendance: Rick Bartle, Candace Bouchard, Charles Gerhan, Ernie Loomis, Gail Matson

Committee absent: Jim McKay, Joe Alosa

Staff/FBO in attendance: Carlos Baía, Chip Chesley, David Rolla (FBO), Robert Rolla (FBO)

Consultant: Heath Marsden (Jacobs Engineering); John Gorham (Jacobs Engineering)

Guests: Matt Henry, Planner, NH Army National Guard  
Jason Weaver, Real Property Manager, State of New Hampshire

Meeting called to order at 4:40 p.m.

1. Minutes of March 26, 2013 and September 18, 2013

Councilor Bouchard moved approval of both sets of minutes, Chuck Gerhan seconded. Motions pass unanimously.

2. National Guard's Request to Acquire City Property

Carlos Baía explained that the NH Army National Guard had approached the City about acquiring a roughly 4 acre parcel located at the northeast corner of the Airport Road/Regional Drive intersection. Mr. Baía stated that the City had issued an RFP for development of this site in 2008 for which there was one proposal to build two office buildings. That project, however, did not move forward for a variety of reasons including the challenge of securing financing for a land lease deal, the limits on orientation and mass of the buildings due to the approach to runway 12/30 and the changes to the economy. Mr. Baía noted that there has not been any subsequent private development interest in the property. Mr. Baía introduced Matt Henry, Planner for the NH Army National Guard.

Mr. Henry explained that the existing National Guard reservation on Minuteman Way is significantly constrained by habitat protection areas. The Guard's purpose in acquiring the City's parcel would be to relocate some of those habitat protection areas to the city land to open up development potential on their existing reservation. Mr. Henry stated that if the City agreed to sell to the Guard, the Guard would agree to abide by the Concord Planning Board process.

Councilor Bouchard inquired as to the Guard's plans for the Civil Air Patrol. Mr. Henry explained that the Guard would draft a Memorandum of Understanding (MOU) to allow the CAP to continue to operate on Guard land.

Councilor Bouchard asked if the Guard had already secured funding for this acquisition. Mr. Henry stated that the Guard has an existing appropriation to acquire land for military construction.

Rick Bartle asked if the proposed relocation of the habitat requires action from the NH Department of Environmental Services (DES). Mr. Henry answered that it would require a separate MOU with NH Fish and Game. Mr. Bartle asked if the Guard would still pursue this purchase if Fish and Game refused to support the relocation. Mr. Henry felt that the Guard would still be interested in that this land would square off the reservation.

Ernie Loomis asked how much of the present appropriation for this purchase are State funds. Mr. Henry stated that it is 100% State funds.

Mr. Baía explained that the City Administration would seek to place the following conditions on the potential sale of this property to the Guard:

- Guard would have to comply with Concord Planning Board conditions of approval;
- Guard would have to clean up the appearance of the existing reservation property from Airport Road perhaps by extending the brick and wrought iron fence (specifically, where the vehicles are stored);
- If Guard fences in the existing City property, the fence would need to be the same brick and wrought iron currently on their Regional Drive frontage.

Chuck Gerhan asked if the Guard would need to extend runway 12/30 in the future which could impact the property in question. Mr. Henry did not anticipate that need. Mr. Baía explained that there is no such expansion to 12/30 envisioned in the City's Capital Improvement Program.

Mr. Bartle explained that if the Guard acquires this property for a habitat swap as they've presented, he supports the sale. If, however, that were not the case and instead the plan was to use it for a building, he would not support the sale.

Councilor Matson asked if the CAP has options to their current location. Mr. Henry stated that the Guard plans to work with them on their space needs. That wasn't done prior to the Airport Advisory meeting out of deference to the committee and getting their input first.

Councilor Bouchard moved that the Committee recommend the sale of the property to the NH Army National Guard with the following conditions:

- The property will be used to relocate habitat which will allow the Guard to develop on their existing reservation
- The brick and wrought iron fence will be extended around their reservation along Airport Road (replacing the chain link/barbed wire fence) and will enclose the City property.
- The Civil Air Patrol will be accommodated somewhere on the Guard's property.

Motion was seconded by Mr. Bartle. Motion carries unanimously.

3. Update on FBO Negotiations

Mr. Baía stated that negotiations between the City and the FBO, Concord Aviation Services, have been on-going since January. Mr. Baía felt that the parties are close but a final agreement has not yet been attained. Mr. Baía stated that once a draft agreement is reached, it will be brought to the Airport Advisory Committee for their review and recommendation to City Council.

4. Other Business

Mr. Loomis inquired as to the status of the proposed tree/obstruction removal initiative around the airport. Councilor Bouchard explained that she had attended a recent meeting between City staff and the neighborhood concerning this issue. She stated that some neighbors expressed an interest in having the City extend the existing wood fence on Regional Drive to mitigate for the possible loss of trees.

Mr. Baía stated that Martha Drukker, who was overseeing that initiative, was not available tonight but that he would reach out to her and provide the committee with an update.

*Meeting adjourned at 5:10 p.m.*

*Respectfully submitted,*

*Carlos P. Baía*