

MEMORANDUM

To: Pease Development Authority Board of Directors,
From: Maria J. Stowell, P.E., Manager, Engineering *Maria*
CC: Paul Brean, Executive Director
Date: January 20, 2021
Re: Port City Air, 14 Aviation North Fuel Farm Improvements
Site Review Application

Last September, the PDA Board approved a conceptual design submitted by Port City Air ("PCA") for improvements to the North Fuel Farm, a facility that it leases from PDA. The approval allowed PCA to proceed with the required site review application. Because the North Fuel Farm is located in the Airport Industrial Zone, the governing bodies are the Pease Technical Review Committee (TRC) and the PDA Board of Directors, acting as the planning board.

The Pease TRC held a public hearing on December 17, 2020 and recommended approval of the site review application with stipulations. The project will now proceed to the PDA Board of Directors for final action on the application. The meeting is scheduled for Thursday, January 28th at 9:00 a. m.

Attached for your review please find:

1. Application for Site Review;
2. Public Hearings Notices;
3. Minutes of the December 17, 2020 TRC;
4. PDA/TRC letter of December 21, 2020 informing Port City Air of TRC's recommended approval and the stipulations;
5. PCA's revised plans dated January 18, 2021.

The December 21 letter referenced above contained twenty stipulations upon which the TRC's recommendation was conditioned. The drawing set included in this package adequately addressed all but one of the stipulations. Stipulation 6 asks for details of the electrical service connection. The utility, Eversource, has not yet reviewed PCA's request to provide service. We would like to review the utility's proposal for the new electrical service, when it becomes available.

In a subsequent review of the drawings, two additional issues have come to light. First, PCA will be providing a 10,000 gallon spill containment tank to collect any discharges from parked fuel trucks. On the plans submitted for TRC, this tank was called out as both double walled and single walled. PCA was asked to correct the labeling so that all references noted a double

walled tank. (Typically, underground storage tanks intended to contain fuel are double walled and staff anticipated a double walled tank here.) PCA, however, is proposing to install a single walled tank. Staff is seeking additional information on best practices for spill containment tanks and will have an update by next Thursday's meeting. In the interim, we recommend that the tank be double-walled, so as to be more protective of the environment.

Second, we recommend including as a stipulation the inclusion of obstruction lighting on the deicing tanks. The height of these tanks (just over 13 feet) dictates the need for such lighting.

Absent any other findings by the Board, I recommend that this application be approved as presented with the above three stipulations. A proposed motion is included in this package.