

THE MARTHA'S VINEYARD COMMISSION

BOX 1447 • OAK BLUFFS
MASSACHUSETTS 02557
(508) 693-3453
FAX (508) 693-7894

Land Use Planning Committee Summary of August 9, 1999 Meeting Olde Stone Building

Members present: Christina Brown, Michael Colaneri, Jane Greene, Linda Sibley,
Richard Toole,
Staff present: David Wessling

Others present: George Milewski, Glenn Provost, Peter Breese, Chuck Wiley

Meeting opened at 5:35 P.M. by Christina Brown

Vineyard Propane Inc. (DRI #502)

Mr. Milewski introduced the proposal to the Members present. He described the change of ownership (current owner: Cornerstone Propane, Inc.) and the purpose of the proposal - to increase the capacity of propane gas storage from 80,000 gallons to 140,000 gallons. The additional 60,000 gallons of fuel will be stored in two 30,000 gallon above ground tanks.

The current permitted 80,000 gallons storage is allocated to two 30,000 gallon above ground tanks, 10,000 gallons in transport vehicles and 10,000 gallons in residual gas storage tanks.

Mr. Milewski discussed the site plan that was presented to the Members and the approval granted by the Town of Edgartown for the additional fuel storage..

Ms. Sibley asked questions about the property lease.

Ms. Greene questioned the accuracy of the site plan dimensions. After discussing the matter, Mr. Milewski agreed to submit a certified plot plan.

Ms. Sibley, Ms. Brown, Ms. Greene and Mr. Colaneri questioned the completeness of the drainage, parking, lighting and landscaping plans. Mr. Milewski agreed to submit additional detailed information.

Mr. Toole asked questions about the installation and safety features of the storage tanks. Mr. Milewski agreed that the owner's "safety expert" would be present at the public hearing.

The members present encouraged Mr. Milewski to review plans on file for other gas storage DRIs.

Mr. Toole asked Mr. Milewski to "document the need" for the additional fuel storage. Mr. Colaneri, Ms. Brown and Ms. Greene supported Mr. Toole's request. There then was an extended discussion of the economics of the propane gas industry and the interests of consumers.

Mr. Greene asked Mr. Milewski about the owners intent to comply with the Commission's affordable housing policy. Mr. Milewski replied that the owner will contribute approximately \$1000 - the same amount that Island Propane offered.

Mr. Colaneri requested a traffic analysis from the applicant. Mr. Milewski, in response to questions, stated that the increased storage capacity would not result in additional traffic.

Summary of information needed prior to scheduling a public hearing:

- ownership documents,
- comment letters from Edgartown's Fire and Police Departments,
- property lease,
- letter from owner authorizing Mr. Milewski to act as agent,
- certified site plan,
- site drainage plans,
- landscaping, lighting and security fencing details,
- delineated parking
- traffic impact statement

Pearlson Office Building (DRI #496)

Ms. Brown announced the purposes of the would be to:
review the project modifications arising from the public hearing comments and
the subsequent site visit and
prepare recommendations.

Mr. Colaneri asked the Applicant's architect, "what did you change?". Mr. Breese, referencing a revised site plan, described a relocated driveway and parking area. The change may accommodate a future easement/service road. He also described a revised landscaping plan.

Ms. Sibley added that other trees (not shown on the revised plan) will also be retained.

Mr. Colaneri asked about the extent of the paved parking area and new landscaping materials. Ms. Sibley asked questions about the number of parking spaces and landscaping materials.

Mr. Colaneri and Ms. Sibley asked several question concerning the pine trees in the State Road right-of-way. They urged the Applicant to work with the Massachusetts Highway Department in order to remove the pine trees.

Ms. Sibley and Ms. Brown asked Mr. Wiley, a landscape designer, about the location of ornamental and shade trees. Mr. Wiley then related his experiences as to the difficulty in removing trees in the State Road right-of-way.

Mr. Colaneri made a motion to approve the project with conditions. His motion was seconded by Mr. Toole. The conditions are:

- accept the revised site plan and landscaping plan,
- accept Applicant's offer of easement areas as shown on the site plan,
- accept the Applicant's list of plant materials,
- accept the Applicant's offer to remove trees, shrubs and vines in the State Road right of way,
- accept Applicant's offer to contribute \$2100 to the affordable housing fund,
- encourage Town of West Tisbury to permit an apartment in the building,
- accept the Applicant's "lighting plan",
- not to develop parking spaces, denoted 15-21 on the site plan, until a "need is shown",

The Members present voted in favor of the motion as conditioned.

Meeting adjourned at 6:25 P.M.

Summary prepared by David Wessling