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Martha's Vineyard Commission

DRI #703 AmeriGas Relocation

MVC Staff Report – 2021-5-12 DRAFT

1. DESCRIPTION

- 1.1 **Applicant:** AmeriGas Propane, L.P. d/b/a Vineyard Propane & Oil
- 1.2 **Owner:** 6 North Line Road – Titan Propane LLC, d/b/a AmeriGas; 7 North Line Road – R2 Enterprises LLC (Peter and Andrea Rogers)
- 1.3 **Project Location:** 6 North Line Road, Edgartown (Airport Business Park), Map 24, Block 2, Lot 21
- 1.4 **Proposal:** Relocation of two 30,000-gallon propane tanks from 7 North Line Road to 6 North Line Road at the Airport Business Park.
- 1.5 **Zoning:** Business 3 (B3)
- 1.6 **Local Permits:** Edgartown Fire Chief, Building Permit, MV Airport Commission
- 1.7 **State Permits:** State Fire Marshall
- 1.8 **Surrounding Land Uses:** Other light industrial uses, including propane storage.
- 1.9 **Project History:** 6 North Line Road was formerly occupied by Vineyard Propane, which applied to the MVC in 1999 to install two additional 30,000-gallon propane tanks along with accessory parking (DRI 502). The application was procedurally denied without prejudice in December 2000 due to a lack of information from the applicant.
- 1.10 **Project Summary:** AmeriGas currently leases 7 North Line Road from R2 Enterprises, and 6 North Line Road from the Airport. The proposal is to relocate two 30,000-gallon propane tanks to 6 North Line Road and relinquish the lease on 7 North Line Road. The relocation will result in a total of four 30,000-gallon tanks at 6 North Line Road. The applicant is not proposing to move any other equipment at 7 North Line Road, including several existing fuel oil tanks, or to increase the current number of services vehicles. The relocation will involve various upgrades at 6 North Line Road, including a new piping system, two additional fill stations (for a total of four), one or two 6' x 9' storage sheds, and additional lighting. All four of the tanks will be piped together as one bank.

2. ADMINISTRATIVE SUMMARY

- 2.1 **DRI Referral:** Self-referred
- 2.2 **DRI Trigger:** IVb of the 1998 MVC-MVY Airport Development Agreement (petroleum material usage or storage); also Checklist item 3.4a (commercial storage of fuel)
- 2.3 **LUPC:** May 17, 2021
- 2.4 **Public Hearing:** To be determined

3. PLANNING CONCERNS

- 3.1 **Water Quality and Wastewater:** The applicant is not proposing any spill containment at 6 North Line Road, since propane vaporizes when released. Both properties in question are connected to the Airport Wastewater Treatment Facility.

- 3.2 **Fire Safety:** The proposed relocation of propane tanks requires review and approval by the Edgartown Fire Chief and State Fire Marshall. There are two existing fire hydrants, each about 100 feet from the property line, and two additional hydrants within about 2/10 mile.
- 3.3 **Traffic and Transportation:** The applicant is not proposing any additional employees or service vehicles, and the number of tanks and fill stations will remain the same.
- 3.4 **Night Lighting:** 6 North Line Road currently has one explosion-proof light. The applicant is proposing additional lighting, but details have not been provided.
- 3.5 **Landscaping:** The applicant plans to work with the Airport Manager on a plan for landscaping the portion of the property fronting 6 North Line Road, using native plants that currently exist onsite.