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## Martha's Vineyard Commission

### DRI # 638 – Rymes Propane MVC Staff Report – 2012-06-06

#### 1. DESCRIPTION

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- 1.1 Applicant:** John Rymes (Owner of Rymes Propane Gas).
- 1.2 Project Location:** Off of High Point Lane. A 2,000 sf section of Map 22-A Lot 6 (10.58 acres total)
- 1.3 Proposal:** Propane fuel provider
- 1.4 Zoning:** B-2 Commercial
- 1.5 Local Permits:**
- 1.6 Surrounding Land Uses:**
- 1.7 Project History:** This is a new business to the island. The site is a 10-acre gravel pit that serves as a staging and storage area for several construction and industrial concerns.
- 1.8 Project Summary:**
- The proposal is to operate a propane delivery business. The operation would involve parking a single AMF Baird or similar portable propane tanker with a water capacity of 17,627 gallons and a propane capacity of 14,100 gallons (liquid propane) on a bed of recycled asphalt. The tank is the equivalent to one tanker truck and is expected to be filled weekly.
  - The Applicant would be leasing a 20,000 sf area (100' X 200') for the operation. A 12,000 sf area would be fenced (6' high chain link) in for current operations leaving 8,000 sf for possible future expansion. There will be an approximately 4,000 square feet transition area for storage of empty tanks awaiting installation at client locations and equipment for transporting and installing the tanks. Delivery trucks would distribute propane to clients.
  - There will be no on-site fueling of individual tanks.
  - No electricity, lighting, water or sewer will be needed for this use. A single Port-a-Potty will serve the site. The office functions will occur off-site off on Upper State Road.
  - The operation on this site involves less than one-half acre leased from a ten-acre parcel. The MVC has not reviewed other uses on the larger property.
  - The Applicant intends to use this location as a starter location to build a clientele while he looks for a permanent location. The landlord has asked that once this temporary use leaves his property that the DRI status of the property be rescinded.

#### 2. ADMINISTRATIVE SUMMARY

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- 2.1 DRI Referral:** Tisbury Building Inspector; May 8, 2012.
- 2.2 DRI Trigger:** 3.2b: Storage of Fuel
- 2.3 Pre-Application meeting with staff:** April 30, 2012
- 2.4 LUPC:** April 30, 2012
- 2.5 Site visits:** June 7, 2012
- 2.6 Public Hearing:** June 7, 2012

### 3. PLANNING CONCERNS

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#### 3.1 Some Key Issues

- Should bulk fuel storage be encouraged outside of the airport business park area?
- Is the proposed use compatible with the existing surrounding neighborhood?
- Is the proposed use compatible with the town and community's plans for the area?
- Can the MVC look at only a small, leased section of a property which triggers DRI Review?
- Has the Tisbury Fire Chief signed off on the safety of the operation?

#### 3.2 Environment

- **Vegetation and Habitat:** The site is a former materials extraction pit that has been entirely disturbed. It is not in an NHESP designated habitat.
- **Landscaping:** The site is a gravel pit used as a storage and staging area.
- **Open Space:** None
- **Lighting:** None
- **Noise:**
- **Energy/Sustainability:** No structure will be associated with this use.
- **Waste Management:** The only waste will be from no longer useful tanks, which in the near term will come from new clients' previous propane providers and the responsibility of those providers to dispose of properly. Applicant will only store tanks that are suitable for, and intended for future installation.
- **Water:** No water will be consumed at this portion of the property.
- **Wastewater / Stormwater:**
  - The project is located off High Point Lane, Tisbury. The site is outside the Zone 2 for the Tisbury public supply wells. The site is located in the Tashmoo Watershed.
  - The applicant has provided the manufacturer specs for the proposed tank. A spill control and prevention plan is not needed for propane. A safety/fire plan has been filed with the Tisbury Fire Chief.
  - All trucks and tanks are equipped with all the latest safety devices that shut off if a leak is detected.

#### 3.3 Transportation

- **Access:** The property is accessed via High Point Lane. There are no formal routes within the property.
- **Parking:** One to two employees will periodically be on site. Much of the time no person will be on site. Several "bobtail " delivery trucks would be parked on site.
- **Traffic Summary:**
- **Mass Transit:** VTA shuttle bus from SSA ferry and park n' ride lot runs on High Point Lane.

#### 3.4 Affordable Housing

- The proposed project does not trigger the MVC's Affordable Housing Policy because it is not a development of 2,000 square feet or greater.

### **3.5 Economic Impact**

- This would be a new propane provider that could provide more on-Island competition and provide consumers more choice.
- The proposed storage tank will not be used for retail use, for example, refueling of a portable propane tank for a gas grill
- The proposed business will operate year-round
- The proposed hours of operation will be Monday – Friday from 8:00 am – 4:30 pm
- It is anticipated that there could be up to 4 full time, year-round employees not including (off island management)
- The propane delivery trucks and storage tank will be located at the proposed site while the office/call center is located at another location in Tisbury.

### **3.6 Scenic Values**

- **Streetscape:** The location is in a pit that is not visible from public roads.
- **Building Massing and Architectural Detailing:** Other than a chain-link fence to be installed, no structure is involved.
- **A.D.A. Accessibility:** Not intended to be a publicly accessible area.

### **3.7 Local Impact/Abutters**

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## **4. CORRESPONDENCE**

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### **4.1 Town Officials:**

### **4.2 Island Organizations:**

### **4.3 Public:**