

June 3, 2021
DRIs 566-M5 and 403-M2
Island Energy Relocation

CONDITIONS: 566, 566 M-M3 (44 Evelyn Way); and 403 (7 North Line Road)

DRI 566 (2003)

1a: The commission accepts the applicant's offer to plant four hardy shade trees, such as red maple or oak, in addition to or instead of some of the proposed hollies or rhododendrons or white pines located in the front part of the site, in order to shade the parking area.

2a: The commission accepts the applicant's offer of a donation of \$1,300 to a recognized Island non-profit housing provider, that shall be made prior to the granting of a certificate of occupancy to the applicant by the town.

DRI 566-M (2008)

1 Exterior Lighting

1.1: As offered by the applicant, exterior lighting on the building shall be limited to that required by code and shall be downward shielded to prevent direct light from escaping the property.

1.2: As offered by the applicant, any security lighting will be motion sensitive.

2 Affordable Housing

2.1: As offered by the applicant, the two bedrooms apartment on the second floor will be used exclusively as a year-round rental apartment, preferably for the use of employees of the resident business.

3 Landscaping

3.1: As offered by the applicant, a final landscaping plan showing plant species (to be local and indigenous) and locations is to be submitted for the review and approval of the LUPC before a certificate of occupancy is issued.

3.1a: The applicant will landscape the frontage of both lots on Evelyn Way, such landscaping to be completed within three years of the issue of this decision.

3.2: As offered by the applicant, all fertilizers shall be slow-release, water-insoluble nitrogen source types. No synthetic pesticides, including herbicides, fungicides and/or insecticides shall be used in the maintenance of landscaping.

3.3: As offered by the applicant, the beech tree that currently stands in the grove at the front of the property will be transplanted to the northwest corner of the MV Electric side of the property.

3.4: If the beech tree should not survive the transplantation the applicant will replace it.

4 Substantial Alterations

4.1: This approval is contingent on the development proceeding as proposed; any substantial change of the proposed development as submitted with the application shall revoke this approval.

DRI 566-M2 (2010); also applied to 566-M3 (2012)

1 Wastewater, Groundwater and Stormwater Management

1.1: As offered by the applicant, every year a loss control consultant from the insurance company shall evaluate their operations and spill prevention program.

1.2: As offered by the applicant, they shall have spill containment kits on every truck along with oil absorbent pads. Any driver hired shall be trained personally by Jay and will not be allowed to operate any of their vehicles until Jay is satisfied they are fully competent with their equipment and procedures.

1.3: As offered by the applicant, all trucks are equipped with all the latest safety devices. Some of these devices include a brake Interlock system that will not allow the truck to move with any fuel hoses attached, dry disconnects that will not allow to flow without being fully connected and electronic level devices that prevent the truck from being overfilled.

1.4: As offered by the applicant, at their company location they will have available at all times spill containment equipment, including oil absorbent pads, speedy dry, with steel waste drum to hold for proper pickup and disposal.

2 Traffic and Transportation

2.1: As offered by the applicant, no vehicles other than his delivery trucks will be fueled at this site.

3 Landscaping

3.1: As offered by the applicant, five red maples and four rhododendrons shall be planted along Evelyn Way to help screen the above ground storage tank.

4 Exterior Lighting

4.1: As offered by the applicant, there shall be no additional lighting. All existing exterior lighting shall be downward shielded to prevent direct light from spilling off the property.

DRI 403 (1995)

1a: That any runoff from the facility that is collected in the oil separator shall be tested for hydrocarbons prior to any discharge to the treatment plant at the Airport. The results of said testing shall be given to the County Treatment Plant Operator prior to discharge and said county treatment plant operator shall acknowledge that the materials to be discharged are acceptable and will not be harmful to the Treatment Plant operation. The standards for the discharge from the oil separator shall be set by the MA Dept. of Environmental Protection or by the County Treatment Plan Operator or by both working in unison.

1b: That the applicant shall obtain a discharge permit from the Bureau of Waste Prevention, Dept. of Environmental Protection as required by statute and regulation.

1c: That the applicant shall prepare a detailed groundwater monitoring plan which shall include the location and number of groundwater monitoring wells and a suggested minimal testing frequency. Said monitoring plan shall be consistent with the testing requirements of DEP Policy #WSC-300-89. Said plan shall be approved by DEP and submitted, along with proof of the approval, to the MVC for the record.

1d: That the applicant shall take the following actions and submit to the MVC proof of same:

- a. Add the name and telephone number of the following parties to the Emergency Action and Notification Phone List:
 1. County Spill Coordinator
 2. US Coast Guard Marine Safety Officer in lieu of EPA
 3. DEP after hours telephone number of 508-820-2121
 4. Addition of other local contractors in the vicinity
 5. Include the County Spill Response Clean-Up Materials trailer to list of possible clean-up materials.

1e: That should any of the oil tank trucks be parked out of doors overnight on the site that they should be parked within the diked area so that any possible acts of vandalism would result in a spill that would be contained within the spill containment control system.

2a: That the applicant shall submit to a Joint Design Review Team, said team to consist of two members appointed by and from the Edgartown Planning Board, 2 members appointed by and from the MVC, and 1 member appointed by and from the Airport Advisory Committee and the Edgartown Building Inspector, a site plan for review and approval and consistency with the Business Park Development Regulations contained in the document entitled, "Martha's Vineyard Airport Business Park Feasibility Study – November 1992". Said plan shall show all landscaping, drainage and lighting at a bare minimum and shall be submitted to the MVC, once approved, for the files.

3a: That the Commission accepts the Applicant's offer to provide the sum of \$6,250 to the Dukes County Regional Housing Authority in accordance with the following schedule:

1. \$2,083.33 at the end of [...]
2. \$2,083.33 at the end of December 1996
3. \$2,083.34 at the end of December 1997