

Martha's Vineyard Airport Commission
Airport Property Management
Martha's Vineyard Airport, 71 Airport Road, West Tisbury, MA 02575

[Date]

Dear Members of the Commission,

I, Myles Peter Rogers, Jr., hereby submit an application requesting the approval of a sublease of a significant portion of the property that I lease from the Martha's Vineyard Airport Commission ("MVAC"). (See **Attachment A** for a copy of the existing lease) The proposed sub-lessee is Island Energy, Inc. ("IEI" or the "Company"), the only full-service fuel company on the Island, which is in the process of acquiring the AmeriGas heating oil and diesel assets on the Island. AmeriGas has provided Island residential and commercial customers with fuel for many years using this location but has decided to sell the business to IEI for strategic reasons.

IEI has been in business on Martha's Vineyard since 2008, with an office and storage facility that it owns in Vineyard Haven. The Company was founded by Jay McMann, who has over 45 years of experience in the fuel delivery and HVAC industry and has been on the Tisbury Fire Department for 18 years. IEI has grown significantly since that time by providing customers with environmentally clean fuel, fair prices and timely HVAC service. More importantly, the Company has an impeccable track record with respect to operational safety and environmental conduct.

The property is Lot 21 as shown on "A Plan of Land in Edgartown, MA Prepared for Dukes County Airport Commissioners, dated May 21, 1984, revised November 14, 1984 prepared by Smith & Dowling P.O. Box 1087, Vineyard Haven, MA 02568"; land area consisting of approximately 61,160 square feet at 7 North Line Road, Edgartown, MA 02568. Please see **Attachment B**.

IEI will use the leased space in a manner consistent with the lease I currently have with the MVAC, which is to store heating oil and diesel fuel and use the sub-leased portion of the existing building as a garage for service and oil delivery trucks, a plumbing and heating shop and offices incidental thereto.

The site plan depicting the proposed sublease area is shown in **Attachment C**.

IEI has no plans to modify the existing space in the building.

The water and wastewater consumption projections and/or impacts are as follows:

- Daily: The average daily domestic demands in commercial/industrial settings range between 15 to 25 gallons per day (gpd) per employee.

IEI's parking information is as follows:

- Number of vehicles

- During the day: 8: 4 work vehicles and 4 employee vehicles
- -Overnight: 3 work vehicles
- IEI will not make any modifications to the existing parking area to accommodate its operational needs.

IEI's employee and customer flow estimates are as follows:

- # of employees on location during work hours: 4
- # of customers expected on a weekly basis: 10

IEI's outdoor storage requirements: One (1) 10,000 gallon storage trailer which will be empty.

Hazardous materials storage requirements: None.

IEI will perform routine maintenance of its delivery and service vehicles on site.

Please see **Attachment D** for a copy of the proposed sublease between Peter Rogers and IEI.

Please let me know if you have questions or require additional information regarding this matter.

Respectfully yours,

Myles Peter Rogers, Jr.