



Martha's Vineyard Commission

DRI #566-M5 and #403-M2 Island Energy Relocation MVC Staff Report – 2021-5-20 DRAFT

1. DESCRIPTION

- 1.1 **Applicant:** Island Energy, Inc. (Brian McBride, co-owner)
- 1.2 **Owner:** Brian McBride and Jay McMann
- 1.3 **Project Location:** 44 Evelyn Way, Tisbury, Map 22, Block C, Lot 7.1; 7 North Line Road, Edgartown, Map 24, Block 2, Lot 21
- 1.4 **Proposal:** Relocation of Island Energy office and service operation from 44 Evelyn Way in Tisbury to 7 North Line Road in Edgartown (Airport Business Park), while maintaining one existing storage tank and one parking space at 44 Evelyn Way and renting the rest of the property to Bartlett Tree.
- 1.5 **Zoning:** Business 2 (Tisbury), Business 3 (Edgartown)
- 1.6 **Local Permits:** MV Airport Commission
- 1.7 **Surrounding Land Uses:** Other commercial uses, and some residential uses, in the B2 District in Tisbury, including warehouse, office, light industrial, and retail uses; other light industrial uses at the Airport Business Park, including fuel storage.
- 1.8 **Project History:** DRI 566 (MV Electricians Inc.) involved the construction of an office building with three offices on the ground floor and two second-story apartments at 44 Evelyn Way. The project was approved with conditions in 2003, but never built. The following modifications were approved or remanded between 2008 and 2013:

2008 (566-M: Cornerstone Builders and MV Electric) – Subdivision of the 22,680 ft² lot into two 11,340 ft² lots, construction of a two-story, 4,256 ft² building for the workshop and office of Cornerstone Builders, and a two-bedroom apartment on the southern lot. Approved with conditions; subsequent modifications dealt mostly with the northern lot.

2010 (566-M2: Island Fuel, Inc.) – Location of a fuel company with three trucks and installation of a 10,000-gallon ConVault above-ground storage tank with two compartments for #2 heating oil and diesel, on the northern lot. Approved with conditions.

2012 (566-M3: Island Fuel, Inc.) – Increase of capacity for oil and diesel storage from 10,000 to 25,000 gallons by adding a new 15,000-gallon tank. Approved, maintaining the 566-M2 conditions.

2013 (566-M4: Island Energy, Inc.) – Addition of a second story to the existing one-story office building, for staff housing. Remanded to the town; was not constructed.

DRI 403 (Danielle and Rogers, Inc.) involved the construction of a fuel storage terminal and distribution center at 7 North Line Road. The project was approved with conditions in 1995, and a request to add a propane storage tank on the property was approved as a minor modification (DRI 403-M) in 1998.

Project Summary: Island Energy has been operating at 44 Evelyn Way since 2011, and currently has one 10,000-gallon heating oil tank, office space, parking space, and a shop for its HVAC service

department. The company is proposing to relocate its office and main operations from 44 Evelyn Way in Tisbury to 7 North Line Road at the Airport Business Park, while maintaining one existing 10,000-gallon heating oil storage tank and one parking space for fuel trucks at 44 Evelyn Way. Island Energy will rent the rest of the property to Bartlett Tree, which will use the building as an office and shop and other parts of the property for parking and equipment staging.

Activities associated with Bartlett Tree at 44 Evelyn Way would include the following:

- Night-time parking of two chip trucks, one aerial lift, one dump truck, two chippers and two plant health care trucks
- Employee parking during the day (five field workers, one administrative assistant and one salesperson)
- The building will be used Monday-Friday, 7AM-5PM
- There will be no public retail activity
- Equipment maintenance will be limited to checking fluids, grease fittings, and standard DOT checks; all repair work will be conducted off-site

7 North Line Road is currently occupied by AmeriGas, which subleases the property from Peter Rogers and is planning to relocate its business and two 30,000-gallon propane storage tanks across the street to 6 North Line Road (DRI 703). Island Energy would sublease portions of 7 North Line Road from Rogers, including first-floor office space, two garage bays, the existing fuel storage and loading area, and a portion of the parking area, with the goal of eventually occupying most of the property. Island Energy also plans to sublease the two garage bays, along with first-floor office space and parking spaces to MV Fab & Repair LLC, which does commercial vehicle repair and maintenance. As proposed, there would be no changes to the existing structures on the property. Island Energy would utilize four existing 20,000-gallon tanks onsite for heating oil, for a total capacity of 80,000 gallons. Once the existing propane tanks are relocated to 6 North Line Road, Island Energy and MV Fab would take over that area as well.

Activities associated with MV Fab at 7 North Line Road would include the following:

- Commercial truck and trailer maintenance and repair (medium and heavy-duty)
- Office/administrative activities
- Parking for five employees and 4-8 customers per day
- Overnight parking for 2-4 work vehicles

2. ADMINISTRATIVE SUMMARY

2.1 DRI Referral: Self-referred

2.2 DRI Trigger: 1.3D (Modification to Previous DRI)

2.3 LUPC: May 17, 2021

2.4 Public Hearing: To be determined

3. PLANNING CONCERNS

- 3.1 Water Quality:** All tree-care chemicals related to the Bartlett operations, including pesticides and fungicides, would be stored in a portable 12'x12' container located inside the garage, and two pallets of liquid fertilizer (contained in 2.5-gallon plastic containers) would be stored in the garage or on shelves. The applicant has stated that all of the chemicals and fertilizers are non-flammable and non-combustible, and that safety audits to meet OSHA standards are conducted annually with Bartlett Safety and Training Coordinators. Hazardous chemicals associated with MV Fab will need to comply with all relevant state and federal regulations.
- Conditions related to DRI 403 (7 North Line Road) in 1995 required that runoff from the facility be collected and tested for hydrocarbons, with test results reviewed by the County Treatment Plant operator prior to discharge into the airport treatment facility; that the applicant obtain a discharge permit from the Department of Environmental Protection and prepare a groundwater monitoring plan; that overnight parking of oil tank trucks occur only within the spill containment area; and other provisions.
- 3.2 Wastewater:** Additional wastewater impacts at both properties would likely be minimal, since the only water users would be employees. 44 Evelyn Way has a septic system, and 7 North Line Road is connected to the Airport Wastewater Treatment Facility. The applicant has stated that Bartlett would use about 45 gallons per day, and MV Fab about 25 gallons per day. The conditions for DRI 403 require that that runoff from the facility be collected and tested for hydrocarbons prior to discharge into the airport treatment facility.
- 3.3 Energy:** No changes are proposed to the current energy sources for either 44 Evelyn Way or 7 North Line Road. However, it should be noted that the applicant is a certified installer of heat pump equipment, and is looking to increase the percentage of biofuels in its heating oil.
- 3.4 Traffic and Transportation:** 44 Evelyn Way can accommodate up to eight trucks and other equipment on the existing cement pad, and another four vehicles to the front and side of the building. There are currently 18 parking spaces at 7 North Line Road, including one handicap-accessible space. The applicant has pointed out that MV Fab likely has a significant benefit in terms of reducing ferry traffic by allowing commercial vehicles to be serviced on-Island.
- 3.5 Economic and Social Development:** The project will allow the expansion of three businesses already operating on the Island, including the hiring of at least three new employees.
- 3.6 Night Lighting:** The applicant has not yet provided a lighting plan for either property, but has stated that no lighting has been added to 44 Evelyn Way since 2010.
- 3.7 Landscaping:** Previous conditions required the planting of five red maples and four rhododendrons along Evelyn Way to screen the storage tank. The property currently has four maples along the road, and grass along the north side of the building.
- 3.8 Island Housing Needs:** MV Fab expects to hire three more employees (for a total of five), and Bartlett Tree does not anticipate hiring any new employees as a result of the project. Island Energy currently has six employees, and anticipates the possibility of hiring 1-2 new seasonal drivers.