Star Propane
DRI 705

Land Use Planning Committee
June 21, 2021
Star Propane

**Applicant:** Heath Estrella; Reid Silva (Vineyard Land Surveying and Engineering)

**Owner:** VPI Continuing Corp.

**Permits:** Edgartown Fire Chief, Building Permit, Airport Commission

**Checklist:** 3.4 (Expansion of fuel storage facility), and IVb of the MVC-Airport Development Agreement (Petroleum usage and storage)

*Referred by Edgartown Town Administrator

*Mandatory referral and review*
Project history

• The site currently includes a steel-frame building constructed in 1985, a 30,000-gallon propane tank, and many smaller tanks.
• A food truck has also parked on the property in the past.
• The property is not a previous DRI, but is governed by the 1998 MVC-Airport Development Agreement, which requires mandatory review of petroleum or hazardous material storage.
Proposal

• Add one 30,000-gallon propane tank next to an existing 30,000-gallon tank.
• Permit the storage of up to 80,000 gallons of propane (including trucks and smaller yard and grill tanks), and 110 gallons of methanol.
• Yard tanks range from 50 to 1,990 gallons each, the grill tanks range from 20 to 100 pounds each, and the methanol would be stored in two drums.
• There are currently 60-100 grill tanks and 100-150 yard tanks.
• Existing equipment on the site will remain in place.
• A total of five vehicles will be kept onsite, including three trucks.
• No increase in parking spaces proposed (11-12 currently).
• Need clarity on total proposed storage capacity
Site plan 6/21/21
Site plan 6/21/21

#4 North Line Road
Assr. Pcl. 24-2.32
Area = ±40.887 S.F.
Planning concerns

Water and Wastewater: Spill containment is not required for the tanks, since propane vaporizes when released. The property is connected to the Airport Wastewater Treatment Facility.

Fire Safety: The proposed expansion requires review and approval by the Edgartown Fire Chief and State Fire Marshal.

Traffic and Transportation: Five vehicles, including three trucks, will be kept onsite. The applicant expects to add one new truck as a result of the project.

Economic Development: The proposal will allow for the modest expansion of an Island business. The applicant plans to hire one new employee (either seasonal or year-round), as a result of the project, for a total of seven employees.

Landscape and Lighting: The property currently has no vegetation along North Line Road or the western boundary line, and a line of trees along East Line Road. The applicant has proposed adding vegetation along North Line Road. The current security lighting is on timers.