HE COMMONWEALTH OF MASSACHUSETTS

TOWN OF WEST Tisbury
ZONING BOARD OF APPEALS

DECISION OF THE BOARD OF APPEALS ON THE PETITION OF Patient Centric of Martha’s Vineyard c/o Geoffrey Rose. Filed with the West Tisbury Town Clerk on October 12, 2017, Special Permit 2017-19.

Applicant: Patient Centric of Martha’s Vineyard, P.O. Box 1323, West Tisbury, MA 02575, leasee, of a portion of a building on property described below.

Property Owner: G. S. McArthur & V.E. Thurber Trustees, 510 Nominee Trust, whose title to the property is recorded at the Dukes County Registry of Deeds and described in Book 1294 Page 754, dated October 15, 2012. A dis portion of said property to be leased to Patient Centric of Martha’s Vineyard for a Medical Marijuana Dispensary.

Agent: Geoffrey Rose, P.O. Box 1323, West Tisbury, MA 02575.

Locus: 510 State Road, West Tisbury, Map 16 Lot 101, MB District, 0.405 +/- acres.

Plans: 1) Floor plans detailing the Patient Centric of Martha’s Vineyard dispensary. 2) Sketch plan of the property, including landscape plan. All plans on file at the Zoning Board of Appeals Office.

Notice: Certified abutters list mailed on September 13, 2017, and advertised in the Martha’s Vineyard Times on September 14 and September 21, 2017.

Hearing & Request:
The hearing opened September 28, 2017: on an application for a special permit from Patient Centric of Martha’s Vineyard c/o Geoffrey Rose to operate a Registered Marijuana Dispensary (RMD), under West Tisbury Zoning Bylaw 3.1-1 (Use Table).

Requirement: Section 3.1-1 (use table- business use); Registered Marijuana Dispensary (RMD).


Absent: 

Decision: On September 28, 2017, the Zoning Board of Appeals voted to GRANT with CONDITIONS a special permit to operate a Medical Marijuana Dispensary allowed under 3.1-1 and 9.2-2 of the West Tisbury Zoning Bylaws.


Vote Against:

Findings:
1) A medical marijuana dispensary operations/business are allowed in the Mixed Business District under 3.1-1 of the West Tisbury Zoning Bylaws (enacted in November 5, 2013). (Definition: A facility for the cultivation, production, processing, assembling, packaging, retail or wholesale, trade, distribution or dispensing of Marijuana for Medical Use, whether located inside a structure or building or not). As stated in the West Tisbury Zoning Bylaws.
2) On August 17, 2017, special permit 2017-03 was granted to Patient Centric of Martha’s Vineyard to operate a Registered Medical Marijuana Cultivation operation/business at 90 Dr. Fisher Road, West Tisbury, located in the Light Industrial District.

3) Patient Centric of Martha’s Vineyard is licensed and regulated by the Department of Public Health.

4) The leased property is a non-conforming, pre-existing lot located in the mixed business district; the front of the building (a total of 705 sq. ft.) designed for retail space, where the dispensary will be located. The rear and second floor of the structure is a private residence.

5) The dispensary will operate on an appointment only basis, with a maximum of seven patients per hour. Home delivery will be provided to authorized patients with a medical marijuana card and proper photo identification.

6) The applicant estimates approximately four hundred patients at the end of a three year period. Total number of employees will be 2.5 at the end of the same three year period.

7) Hours of Operation: Monday thru Friday 9:00 am to 6:00 pm and Saturday 10:00 am to 5:00 pm, closed on Sundays.

8) There will be a total of seven parking spaces, four for patients (including a handicap space), and three for employees. The dispensary/retail is ADA compliant.

9) Once a day delivery of products from the cultivation center to the dispensary location will take place, including the possible removal of marijuana/infused products back to the cultivation facility. All marijuana/infused products will be returned to a secure, locked and designated area. (see plan).

10) The application was considered under the review criteria of Section 9.2-2 of the West Tisbury Zoning Bylaws. The Zoning Board found that the proposed use is in harmony with the general purpose and intent of this bylaw as the use is consistent with other uses in the Mixed Business District, and is consistent with the West Tisbury Master Plan.

11) The applicant complies with all lighting requirements under WTZBL 8.6-2.

12) The security system will meet all the requirements of the Department of Public Health regulations.

13) Landscaping of the property will meet all state requirements as outlined through the DPH.

Conditions:

1) This special permit for the business use as an RMD is for the applicant’s use only. Any transfer of state licensing for the RMD or the lease of the commercial space to another entity for the use as an RMD must return to the ZBA with a new application. The special permit pertains to the dispensing of Medical Marijuana only.

2) The dispensary will operate by appointment only, with no more than seven patients per hour. Hours: Monday thru Friday 9:00 am to 6:00 pm and Saturday 10:00 am to 5:00 pm, closed Sunday.

3) The applicant will post signage stating no loitering in the parking area and to respect the neighbors as this is a mixed business area which includes residential properties. The applicant will comply with all local and state “no smoking requirement” within the parking area and the perimeter of the dispensary business.

The applicant will obtain all other permits or authorization required by the Town of West Tisbury before proceeding with any work.

NO VARIANCE OR A SPECIAL PERMIT SHALL TAKE EFFECT UNTIL:

1. A period of twenty days has elapsed from the date of the filing of the Board’s written Decision with the Town Clerk, and the applicant has received a copy of the Decision bearing the certification of the Town Clerk that a period of twenty days has elapsed from the filing of the Decision and that no appeal has been filed, or the appeal has been denied or dismissed. The Certified Decision is recorded at the Dukes County Registry of Deeds and the recording fee has been paid at the Dukes County Registry of Deeds. Only Original Documents will be accepted at the Registry.

2. The Certified Decision is recorded at the Dukes County Registry of Deeds and the recording fee has been paid at the Dukes County Registry of Deeds. Only Original Documents will be accepted at the Registry.
3. A receipt for the recording stamped by the Dukes County Registry of Deeds has been returned to the Building & Zoning Inspector of West Tisbury or to the office of the West Tisbury Board of Appeals who will turn over the receipt to the Building and Zoning Inspector.

4. The applicants may proceed with applying to the appropriate Town of West Tisbury Officers and Boards for any other development permits which may be required by law.

Any person aggrieved by the Decision of the West Tisbury Board of Appeals may appeal to Superior Court and must notify the Town Clerk of the action and submit a copy of the complaint within twenty days after the decision has been filed in the office of the Town Clerk.

A Special Permit shall lapse in 2 years if not utilized. A Variance shall lapse in one year if not utilized.

The Building and Zoning Inspector may approve at his discretion, minor changes that come up during the building process. All major changes to the plans or significant material changes must be approved by the Zoning Board of Appeals. Please consult with the Inspector regarding any change. Failure to do so may nullify your permit and may require removal of the unapproved construction.

Filed with the West Tisbury Town Clerk on October 12, 2017.________________________________________

I certify that no appeal has been made __________________
THE COMMONWEALTH OF MASSACHUSETTS

TOWN OF WEST Tisbury
ZONING BOARD OF APPEALS

DECISION OF THE BOARD OF APPEALS ON THE PETITION OF Patient Centric of Martha’s Vineyard, Ltd. filed with the West Tisbury Town Clerk on November 12, 2020 ZBA Case File 2020-47

Applicant: Patient Centric of Martha’s Vineyard, Ltd., P.O. Box 1323, West Tisbury, MA 02575


Agent: Geoffrey Rose, P.O. Box 1323, West Tisbury, MA 02575.

Locus: 510 State Rd, West Tisbury, MA, Assessors Map 16 Lot 101, MB district, .405 acres.

Plans: 1) Site Plan prepared by Hayes Engineering, Inc. dated October 14, 2020.
2) Floor plans and elevations prepared by Atmosphere Design Group.
All plans on file at the Zoning Board of Appeals office.


Hearing & Request: A Public Hearing was held on an application for a Special Permit from Patient Centric of Martha’s Vineyard, Ltd. to amend Special Permit #2017-19 to allow the operation of an Adult/Recreational Use Registered Marijuana Dispensary, along with the Registered Medical Marijuana Dispensary previously approved at this location under Sections 9.3-3 and 3.1-1 (Use Table) of the Zoning Bylaws, Map 16, Lot 101, 510 State Rd., MB District.

The hearing was continued without testimony until April 9, 2020 and referred to the Martha’s Vineyard Commission for review on February 24, 2020. The hearing was continued without testimony to May 7, 2020, June 11, 2020, July 23, 2020, September 24, 2020, October 22, 2020 and decided on October 29, 2020.

Requirement: Sections 9.3-3 (Amendment to a Special Permit) and 3.1-1 (Use Table) of the Zoning Bylaws.


Decision: On October 29, 2020 the Zoning Board of Appeals voted to GRANT a Special Permit with CONDITIONS to allow the operation of an Adult/Recreational Use Registered Marijuana Dispensary, along with the Registered Medical Marijuana Dispensary previously approved at this location.

Vote to Approve: Nancy Cole, Larry Schubert, Julius Lowe, Deborah Wells and John Rau.

Findings:
1) On September 28, 2017, the Zoning Board of Appeals voted to grant, (with conditions), a special permit to Patient Centric of Martha’s Vineyard, Ltd. to operate a medical marijuana dispensary allowed under Section 3.1-1 of the Zoning Bylaws at this location.
2) On April 10, 2018, the town voted to add “Recreational Marijuana Sales allowed in the Mixed Business District only by Special Permit from the Zoning Board of Appeals”, to the Business Uses in the Use Table, Section 3.1-1 of the Zoning Bylaws.
3) Patient Centric of Martha’s Vineyard, Ltd. is licensed and regulated by the Department of Public Health.
4) Sales will be “by appointment only”.
5) Applicant agrees that all promotional material will clearly state that sales are “by appointment only”.
6) Applicant has agreed to submit a parking/landscape plan which complies with Sections 8.2-1 and 8.2-2 of the Zoning Bylaws.
7) The security system will meet all the requirements of the Department of Public Health regulations.
8) “The premises”, includes the building and the parking lot.
9) The leased property is a pre-existing, non-conforming lot in the Mixed Business District with a building consisting of retail space and a private residence which will be utilized by an employee of Patient Centric of Martha’s Vineyard, Ltd. or for other year round workforce housing.
10) Stockade fencing 6’ high and running the length of the rear property line will be constructed.
11) Farm fencing will be constructed along the boundary of the lot and the abutting 504 State Rd. lot.
12) Screening trees will be planted along the boundary with 504 State Rd. and shall be maintained by both parties.
13) The applicant will comply with all lighting requirements under Section 8.6-2 of the Zoning Bylaws.
14) The application was considered under the review criteria of Section 9.2-2 of the Zoning Bylaws and the use found to be in harmony with the intent of this bylaw and to be consistent with other uses in the Mixed Business District.

Conditions:
1) This special permit for the business use as a medical marijuana and adult use marijuana dispensary is for the applicant’s use only. Any transfer of state licensing for the dispensary or the lease of the commercial space to another entity for use as a marijuana dispensary must return to the Zoning Board of Appeals with a new application.
2) Hours and days of operation are allowed as follows; September 1st through April 30th Monday through Saturday 9:00 am to 6:00 pm. and May 1st through August 31st 9:00 am to 7:00 pm. No Sunday hours allowed.
3) Sales are to be “by appointment only”; no walk in sales allowed.
4) No vehicles are permitted on the premises without a previously scheduled appointment.
5) A sign at the entrance to the parking lot and all promotional material will clearly state the “by appointment only” restriction.
6) Prior to the issuance of a use permit, the applicant will submit to the Zoning Board of Appeals a parking/landscape plan which has been approved by the Building Inspector.
7) This special permit is restricted by all conditions of the Martha’s Vineyard Commission decision on DRI 696 dated August 13, 2020 and recorded on September 17, 2020 in Book 1543, Page 133, to the extent that they do not specifically conflict with the conditions set forth in this special permit.
8) No more than five (5) appointments allowed per fifteen (15) minute period, with an additional sixth (6) appointment reserved for express orders.
9) No request for modification shall be filed until at least six (6) months after commencement of operations, and this six (6) month period shall include July and August.

NOTE WELL: It is understood that the applicant will obtain all other permits or authorizations required by the Town of West Tisbury before proceeding with any work.

NO VARIANCE OR SPECIAL PERMIT SHALL TAKE EFFECT UNTIL:

1. A period of twenty days has elapsed from the date of the filing of the Board’s written Decision with the Town Clerk, and the applicant has received a copy of the Decision bearing the certification of the Town Clerk that a period of twenty days has elapsed from the filing of the Decision and that no appeal has been filed, or the appeal has been denied or dismissed. The Certified Decision is recorded at the Dukes County Registry of Deeds and the recording fee has been paid at the Dukes County Registry of Deeds. Only Original Documents will be accepted at the Registry.
2. A receipt for the recording stamped by the Dukes County Registry of Deeds has been returned to the Building & Zoning Inspector of West Tisbury or to the office of the West Tisbury Board of Appeals who will turn over the receipt to the Building and Zoning Inspector.
3. The applicants may proceed with applying to the appropriate Town of West Tisbury Officers and Boards for any other development permits which may be required by law.

Any person aggrieved by the Decision of the West Tisbury Board of Appeals may appeal to Superior Court and must notify the Town Clerk of the action and submit a copy of the complaint within twenty days after the decision has been filed in the office of the Town Clerk.

A Special Permit shall lapse in 2 years if not utilized. A Variance shall lapse in one year if not utilized.

The Building and Zoning Inspector may approve at his discretion, minor changes that come up during the building process. All major changes to the plans or significant material changes must be approved by the Zoning
Board of Appeals. Please consult with the Inspector regarding any change. Failure to do so may nullify your permit and may require removal of the unapproved construction.

NOTE WELL: It is understood that the applicant will obtain all other permits or authorizations required by the Town of West Tisbury before proceeding with any work.

Filed with the West Tisbury Town Clerk on November 12, 2020

________________________________________
I certify that no appeal has been made _________________________________
THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF WEST TISBURY
ZONING BOARD OF APPEALS

DECISION OF THE BOARD OF APPEALS ON THE PETITION OF FFD Enterprises MA, Inc. filed with the West Tisbury Town Clerk on April 22, 2021 ZBA Case File 2021-13

Applicant: FFD Enterprises MA, Inc., 40 Woodland St., Hartford, CT 06105


Agent: Ellen Kaplan, Kaplan and Associates, P.C.

Locus: 510 State Rd., West Tisbury, MA, Assessors Map 16 Lot 101, MB district, .405 acres


Notice: Certified abutters notified on March 24, 2021 and legal notice advertised in the Martha’s Vineyard Times on March 25 and April 1, 2021.

Hearing & Request: A Public Hearing was held on April 8, 2021 on an Application for a Special Permit from FFD Enterprises MA, Inc. to operate a Medical Use and Adult-Recreational Use Marijuana Dispensary under Sections 9.2-2 and 3.1-1 (Use Table) of the Zoning Bylaws on Map 16 Lot 101, 510 State Road, MB District. This application seeks to transfer ownership and operational rights previously granted to Patient Centric, MV.

Requirement: Sections 9.2-2 and 3.1-1 of the Zoning Bylaws.

Present: Larry Schubert, Julius Lowe, Deborah Wells, John Rau, Andy Zaikis, Jeffrey Kaye and Casey Decker.

Decision: On April 8, 2021 the Zoning Board of Appeals voted to GRANT a Special Permit with CONDITIONS to FFD Enterprises MA, Inc. to operate a Medical Use and Adult-Recreational Use Marijuana Dispensary under Sections 9.2-2 and 3.1-1 (Use Table) of the Zoning Bylaws on Map 16 Lot 101, 510 State Road, MB District. The granting of this Special Permit transfers ownership and operational rights previously granted to Patient Centric, MV.

Vote to Approve: Larry Schubert, Julius Lowe, Deborah Wells, John Rau, Andy Zaikis, Jeffrey Kaye and Casey Decker.

Findings: 1) On November 5, 2013, the town voted to add “Registered Marijuana Dispensary (RMD) to the Definitions, Use Table and Dimensional Table Sections of the Zoning Bylaws. 2) On April 10, 2018, the town voted to add “Recreational Marijuana Sales allowed in the Mixed Business District only by Special Permit from the Zoning Board of Appeals”, to the Business Uses in the Use Table of the Zoning Bylaws. 3) FFD Enterprises MA, Inc. is licensed and regulated by the Department of Public Health. 4) The Community Host Agreement with the Town has been transferred to FFD Enterprises, Inc. contingent upon approval of the Cannabis Control Commission. 5) The Martha’s Vineyard Commission has approved the change in ownership of 510 State Rd. (DRI #696) to FFD Enterprises MA, Inc. 6) All sales will be “by appointment only”. 7) All promotional material will clearly state that sales are “by appointment only”.
8) Applicant has submitted a parking/landscape plan which was reviewed by the Building Inspector and complies with Sections 8.2-1 and 8.2-2 of the Zoning Bylaws.
9) The security system will meet all the requirements of the Department of Public Health regulations.
10) “The premises”, includes the building and the parking lot.
11) The leased property is a pre-existing, non-conforming lot in the Mixed Business District with a building consisting of retail space and a private residence which will be utilized by an employee of FFD Enterprises MA, Inc. or for year-round workforce housing.
12) Stockade fencing 6’ high and running the length of the rear property line will be constructed.
13) Farm fencing will be constructed along the boundary of the lot and the abutting 504 State Rd. lot.
14) Screening trees will be planted along the boundary with 504 State Rd. and shall be maintained by both parties.
15) The applicant will comply with all lighting requirements under Section 8.6-2 of the Zoning Bylaws.
16) All procedures will be adhered to according to the submitted Narrative.
17) The application was considered under the review criteria of Section 9.2-2 of the Zoning Bylaws and the use found to be in harmony with the intent of this bylaw and to be consistent with other uses in the Mixed Business District.

Conditions:

1) This special permit is restricted by all conditions of the Martha’s Vineyard Commission decision on DRI 696 dated August 13, 2020 and recorded on September 17, 2020 in Book 1543, Page 133, to the extent that they do not specifically conflict with the conditions set forth in this special permit.
2) Hours and days of operation are allowed as follows; September 1st through April 30th Monday through Saturday 9:00 am to 6:00 pm. and May 1st through August 31st 9:00 am to 7:00 pm. No Sunday hours allowed.
3) Sales are to be “by appointment only”; no walk-in sales allowed.
4) No vehicles are permitted on the premises without a previously scheduled appointment.
5) A sign at the entrance to the parking lot and all promotional material will clearly state the “by appointment only” restriction.
6) No more than five (5) appointments allowed per fifteen (15) minute period, with an additional sixth appointment reserved for express orders.
7) No request for modification shall be filed until at least six (6) months after commencement of operations, and this six (6) month period shall include July and August.
8) This special permit for the business use as a medical marijuana and adult use marijuana dispensary is for the applicant’s use only. Any transfer of state licensing for the dispensary or the lease of the commercial space to another entity for use as a marijuana dispensary must return to the Zoning Board of Appeals with a new application.

NOTE WELL: It is understood that the applicant will obtain all other permits or authorizations required by the Town of West Tisbury before proceeding with any work.

NO VARIANCE OR SPECIAL PERMIT SHALL TAKE EFFECT UNTIL:

1. A period of twenty days has elapsed from the date of the filing of the Board’s written Decision with the Town Clerk, and the applicant has received a copy of the Decision bearing the certification of the Town Clerk that a period of twenty days has elapsed from the filing of the Decision and that no appeal has been filed, or the appeal has been denied or dismissed. The Certified Decision is recorded at the Dukes County Registry of Deeds and the recording fee has been paid at the Dukes County Registry of Deeds. Only Original Documents will be accepted at the Registry.
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3. The applicants may proceed with applying to the appropriate Town of West Tisbury Officers and Boards for any other development permits which may be required by law.
Any person aggrieved by the Decision of the West Tisbury Board of Appeals may appeal to Superior Court and must notify the Town Clerk of the action and submit a copy of the complaint within twenty days after the decision has been filed in the office of the Town Clerk.

A Special Permit shall lapse in 2 years if not utilized. A Variance shall lapse in one year if not utilized.

The Building and Zoning Inspector may approve at his discretion, minor changes that come up during the building process. All major changes to the plans or significant material changes must be approved by the Zoning Board of Appeals. Please consult with the Inspector regarding any change. Failure to do so may nullify your permit and may require removal of the unapproved construction.

Filed with the West Tisbury Town Clerk on April 22, 2021

I certify that no appeal has been made
THE COMMONWEALTH OF MASSACHUSETTS

TOWN OF WEST Tisbury

ZONING BOARD OF APPEALS

DECISION OF THE BOARD OF APPEALS ON THE PETITION OF FFD Enterprises MA, Inc. filed with the West Tisbury Town Clerk on April 22, 2021 ZBA Case File 2021-13

Applicant: FFD Enterprises MA, Inc., 40 Woodland St., Hartford, CT 06105


Agent: Ellen Kaplan, Kaplan and Associates, P.C.

Locus: 510 State Rd., West Tisbury, MA, Assessors Map 16 Lot 101, MB district, .405 acres


Notice: Certified abutters notified on March 24, 2021 and legal notice advertised in the Martha’s Vineyard Times on March 25 and April 1, 2021.

Hearing & Request: A Public Hearing was held on April 8, 2021 on an Application for a Special Permit from FFD Enterprises MA, Inc. to operate a Medical Use and Adult-Recreational Use Marijuana Dispensary under Sections 9.2-2 and 3.1-1 (Use Table) of the Zoning Bylaws on Map 16 Lot 101, 510 State Road, MB District. This application seeks to transfer ownership and operational rights previously granted to Patient Centric, MV.

Requirement: Sections 9.2-2 and 3.1-1 of the Zoning Bylaws.

Present: Larry Schubert, Julius Lowe, Deborah Wells, John Rau, Andy Zaikis, Jeffrey Kaye and Casey Decker.

Decision: On April 8, 2021 the Zoning Board of Appeals voted to GRANT a Special Permit with CONDITIONS to FFD Enterprises MA, Inc. to operate a Medical Use and Adult-Recreational Use Marijuana Dispensary under Sections 9.2-2 and 3.1-1 (Use Table) of the Zoning Bylaws on Map 16 Lot 101, 510 State Road, MB District. The granting of this Special Permit transfers ownership and operational rights previously granted to Patient Centric, MV.

Vote to Approve: Larry Schubert, Julius Lowe, Deborah Wells, John Rau, Andy Zaikis, Jeffrey Kaye and Casey Decker.

Findings: 1) On November 5, 2013, the town voted to add “Registered Marijuana Dispensary (RMD) to the Definitions, Use Table and Dimensional Table Sections of the Zoning Bylaws. 2) On April 10, 2018, the town voted to add “Recreational Marijuana Sales allowed in the Mixed Business District only by Special Permit from the Zoning Board of Appeals”, to the Business Uses in the Use Table of the Zoning Bylaws. 3) FFD Enterprises MA, Inc. is licensed and regulated by the Department of Public Health. 4) The Community Host Agreement with the Town has been transferred to FFD Enterprises, Inc. contingent upon approval of the Cannabis Control Commission. 5) The Martha’s Vineyard Commission has approved the change in ownership of 510 State Rd. (DRI #696) to FFD Enterprises MA, Inc. 6) All sales will be “by appointment only”. 7) All promotional material will clearly state that sales are “by appointment only”.
8) Applicant has submitted a parking/landscape plan which was reviewed by the Building Inspector and complies with Sections 8.2-1 and 8.2-2 of the Zoning Bylaws.
9) The security system will meet all the requirements of the Department of Public Health regulations.
10) “The premises”, includes the building and the parking lot.
11) The leased property is a pre-existing, non-conforming lot in the Mixed Business District with a building consisting of retail space and a private residence which will be utilized by an employee of FFD Enterprises MA, Inc. or for year-round workforce housing.
12) Stockade fencing 6’ high and running the length of the rear property line will be constructed.
13) Farm fencing will be constructed along the boundary of the lot and the abutting 504 State Rd. lot.
14) Screening trees will be planted along the boundary with 504 State Rd. and shall be maintained by both parties.
15) The applicant will comply with all lighting requirements under Section 8.6-2 of the Zoning Bylaws.
16) All procedures will be adhered to according to the submitted Narrative.
17) The application was considered under the review criteria of Section 9.2-2 of the Zoning Bylaws and the use found to be in harmony with the intent of this bylaw and to be consistent with other uses in the Mixed Business District.

Conditions:
1) This special permit is restricted by all conditions of the Martha’s Vineyard Commission decision on DRI 696 dated August 13, 2020 and recorded on September 17, 2020 in Book 1543, Page 133, to the extent that they do not specifically conflict with the conditions set forth in this special permit.
2) Hours and days of operation are allowed as follows; September 1st through April 30th Monday through Saturday 9:00 am to 6:00 pm. and May 1st through August 31st 9:00 am to 7:00 pm. No Sunday hours allowed.
3) Sales are to be “by appointment only”; no walk-in sales allowed.
4) No vehicles are permitted on the premises without a previously scheduled appointment.
5) A sign at the entrance to the parking lot and all promotional material will clearly state the “by appointment only” restriction.
6) No more than five (5) appointments allowed per fifteen (15) minute period, with an additional sixth appointment reserved for express orders.
7) No request for modification shall be filed until at least six (6) months after commencement of operations, and this six (6) month period shall include July and August.
8) This special permit for the business use as a medical marijuana and adult use marijuana dispensary is for the applicant’s use only. Any transfer of state licensing for the dispensary or the lease of the commercial space to another entity for use as a marijuana dispensary must return to the Zoning Board of Appeals with a new application.

NOTE WELL: It is understood that the applicant will obtain all other permits or authorizations required by the Town of West Tisbury before proceeding with any work.

NO VARIANCE OR SPECIAL PERMIT SHALL TAKE EFFECT UNTIL:

1. A period of twenty days has elapsed from the date of the filing of the Board’s written Decision with the Town Clerk, and the applicant has received a copy of the Decision bearing the certification of the Town Clerk that a period of twenty days has elapsed from the filing of the Decision and that no appeal has been filed, or the appeal has been denied or dismissed. The Certified Decision is recorded at the Dukes County Registry of Deeds and the recording fee has been paid at the Dukes County Registry of Deeds. Only Original Documents will be accepted at the Registry.
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Filed with the West Tisbury Town Clerk on April 22, 2021

I certify that no appeal has been made