RE: Main Street Medicinal

Dawn Bellante Holand <dawn@sandpiperrealty.com>

Sun 3/6/2022 7:00 PM

To: Elaine Miller <elainemillermv@gmail.com>; Alex Elvin <elvin@mvcommission.org>

Hello Alex, Elaine and I are in agreement that we do not see a reason to remand Main Street Medicinals back to the town. Elaine's list of issues and her notes accurately reflect the Tisbury Planning Boards considerations at this time.

As Elaine and I continue to act as project managers on this special permit application, I've had a few recent additions to my list of issues when Main Street Medicinals is back in front of the TPB. These may not be as relevant to the MVC process but I thought you may be interested to know that we are also working on addressing or having a better understanding of:

- Ventilation at the facility and the impact to the neighborhood when processing the marijuana.
- Clarity on the use of social media and advertising. We had examples that Patient Centric was active on Islanders Talk and using social media to advertise. The state regulations regarding internet and social media advertising appears to require reasonable proof that 85% of an online audiences is over 21 years of age. The town should be clear as to what our expectations are regarding social media and fully understand what the state regulations require on social media including if social media posts are permissible without specific language as required in other advertising formats.
- Clarification of the General Laws, Part I, Title XV General Laws Chapter 94G which seems to limit the fees paid per a host community agreement to no more than 5 years. I expect to learn that the town counsel thoroughly reviewed this when the host community was drafted and that it does not pertain to our host community agreement but I have not confirmed that yet.

I look forward to tomorrow nights meeting and thank you for your good work on this matter.

Best,
Dawn

From: Elaine Miller
Sent: Saturday, March 5, 2022 3:36 PM
To: Alex Elvin; Dawn Bellante Holand
Subject: Main Street Medicinal

Alex and Dawn,

After thinking about this application all afternoon and reviewing the proposal these are the issues that concern me regarding remanding this back to the town.

We have already had the experience of issuing a special permit to Patient Centric, now Island Time.

The difference here is the location of a second business (also marijuana) on the same road and the following issues to be considered:
- Mechanic Street is a narrow road, of which we have many in the B2 district.
- Mechanic Street is located on the south side of State Road, a heavily used road by all Islanders which does not have a contiguous network of sidewalks of bike paths.
- Access to and from Mechanic Street will have a substantial impact on State Road.
- A proposed solution to Mechanic Street a one-way street with the applicant providing a portion of their property to create a connector, an easement over town property that will lead to Evelyn Road and exit by High Lane Road.

This is a significant project that does and will affect current and future decisions in this area and in future planning.

The town and Planning Board could come to resolution on these issues. Is it however better that the final decisions are also concluded at the MVC for the benefit of other towns that may be facing similar situations?

My thought process is for Tisbury but also for the Island. All this will need to be discussed with the full Planning Board however the applicant is scheduled before the MVC on Monday, April 7.