

LUPC Meeting March 9, 2020 5:30 PM

MVC 1st Floor Meeting Room

Commissioners Present: Rob Doyle, Fred Hancock, Christine Todd, Richard Toole, Joan Malkin

Staff Present: Adam Turner, Lucy Morrison, Christina Mankowski, Christine Flynn, Bill Veno

Others: Brian Dowd, MV Times

Richard Toole called the meeting to order at 5:30.

1. PATIENT CENTRIC RECREATIONAL DISPENSARY - WT (C.R. 2-2020) CONCURRENCE REVIEW

Present for the Applicant: Geoff Rose

Adam Turner stated that this project is a concurrence review, referred as an increase in intensity of use, and a high-traffic generator. The purpose of this meeting is to decide how the project should be handled procedurally, not to evaluate the merits of the proposal.

Geoff Rose gave a short history of the DRI process with the cultivation building and explained how this proposal was a separate application that had not been before the MVC previously.

There will be no construction on the site, no alterations to the exterior of the building, and no major modifications to the existing special permit for a medical retail establishment that was granted by the West Tisbury Zoning Board of Appeals in 2017. The only change is to allow for the sale of recreational marijuana to eligible consumers. The age for recreational sales is 21 and older.

Safety has been a priority of the proposal, and the security measures exceed the state requirement. A confidential set of security plans will be given to the West Tisbury Police Department.

Trash containing marijuana products will be secured and transported back to cultivation facility to be disposed of safely. There will be an estimated two to three deliveries per week in unmarked vans. This is the same procedure for the medical marijuana deliveries, it is only an increase in frequency. All deliveries must come from the cultivation building.

There are 23 existing parking spaces already on the site. There is no need for any tree removal or any changes to the existing parking lot. Five of the 23 spaces will be designated for employees, and four will be reserved for medical patients, which leaves 14 spaces available for recreational customers. In the peak hour, it is estimated that there will be 26 vehicles. Customer visits are short and will not result in lines or congestion. No physical queuing will be allowed and an online customer waiting system will be activated whenever the building is five customers away from reaching capacity. The operating procedures can be adjusted as needed to ensure optimal function.

A traffic impact statement from Hayes Engineering was included with the application, which accounts for the fact that the operation will be appointment-only. The goal is to work harmoniously with the West Tisbury Police Department and have police details in areas selected by the Department to control traffic for at least the first month. Patient Centric will also hire parking attendants to direct customers to available spaces.

Geoff stated that mailings will be sent to neighbors to inform them of the opening procedures, with contact information provided, should there be an issues.

Adam Turner stated that the West Tisbury Zoning Board of Appeals will need to issue a Special Permit, and that there will also be meetings with the Police Department.

Fred stated that the potential increase in traffic warrants a public hearing.

Richard asked if the recreational customers will be separated from the medical customers. Geoff responded no.

Fred asked about displays of the product on the floor. Geoff responded that everything on the floor will be display only. There will be no product that individual can touch.

Christine Todd asked how much time would be allotted for each appointment. Geoff responded 15 minutes.

Bill Veno stated that transportation was the only potential issue identified by staff, and the Applicants have an elaborate plan to control traffic, that staff found sufficient.

Joan Malkin moved to recommend that the MVC concur and review the project with a public hearing. Fred Hancock seconded.

Voting in Favor: Joan Malkin, Fred Hancock, Richard Toole, Christine Todd, Rob Doyle.

The motion passed 5-0-0.

The Applicant requested that the Commission schedule a public hearing as soon as possible, instead of having to wait until March 19, 2020 for a definitive answer.

It was determined that there is no other information needed to proceed with the public hearing, and that the applicant is ready to proceed.

A public hearing will be scheduled for April 2, 2020.