

LUPC Meeting June 1, 2020 5:30 PM

Online - Zoom

Commissioners Present: Christina Brown, Fred Hancock, Linda Sibley, Trip Barnes, Joan Malkin, Christine Todd, Richard Toole, Ben Robinson, Doug Sederholm, Kathy Newman

Staff Present: Adam Turner, Lucy Morrison, Sheri Caseau, Mike Mauro, Bill Veno, Christine Flynn, Dan Doyle

Others: Brook Katzen, Geoghan Coogan, Geoff Rose, Phil Silverman, Dan Seidman, Tatum Carreiro

2. PATIENT CENTRIC MARIJUANA RETAIL ESTABLISHMENT - TIS (C.R. 4-2020) CONCURRENCE REVIEW

Present for the Applicant: Geoff Rose, Phil Silverman

Linda Sibley left the meeting.

Adam presented the staff report: this is an existing commercial building, and the Town has a bylaw for marijuana retail. The Tisbury Planning Board has sent a letter asking that the MVC remand the proposal back to the Town for their review.

Geoff Rose stated that the proposal is for a co-located medical and adult-use marijuana retail establishment. The Applicants have worked closely with the Tisbury Planning Board, who have conducted two site visits to the property.

There is an appointment-only structure as part of the opening day plan, with a satellite parking area at the Island Propane lot next door.

Fred Hancock saw in the plans that there are 15-minute appointment blocks, and asked what would happen when someone overstays than 15 minutes? Geoff stated that 15 minutes is a generous amount of time compared to industry standards, but dawdling can be accommodated. Customers will not be rushed out of the establishment, but there are friendly ways to move people along. Fred also asked about the previous use. Geoff stated that Reindeer Bridge was at the site previously, there were approximately three employees. The MRE will have eight employees, and the rest room will be employees only.

Sheri Caseau stated that she has reached out to the Town for the flow numbers, but has not been able to get them yet.

Christine Todd stated that there will be concerns about the parking, no matter how carefully the plans are laid out. People will show up early or late, people will stay longer than their allotted time. She wished him luck.

Adam displayed the letter from the Tisbury Planning Board.

Ben Robinson stated that the Planning Board has been reviewing the application for about a month, and looked at two parking locations. The bylaw is strong and regulates the application thoroughly. The Planning Board and the Applicant have a strong working relationship and are examining the issues. Ben moved to recommend to not concur and remand the application back to the Town. Kathy Newman seconded.

Joan Malkin asked how should any potential nitrogen issue be handled? Every other aspect of the proposal can be handled by the Town.

Sheri stated that because the establishment is retail, and the policy calculates 55 gallons per 1,000 sf per day. Does not go by employees, only by space, and because the applicant is not adding more space to the building, the calculations are the same.

Fred asked if the project was in the Tashmoo watershed. Yes.

Voting in Favor: Christina Brown, Joan Malkin, Christine Todd, Ben Robinson, Richard Toole, Kathy Newman, Doug Sederholm, Trip Barnes.

Abstentions: Fred Hancock.

The motion passed 8-0-1.