

# DRI 618-M2 Registered Medical Marijuana Grow Operation

W.T. Landfill

DRI 618  
Williams Parking

Dr. Fisher Road

Pine Hill Road







# Google Aerial May 2016



# **DRI # 618-M2 Medical Marijuana Cultivation**

*Note: Dispensary has been removed*

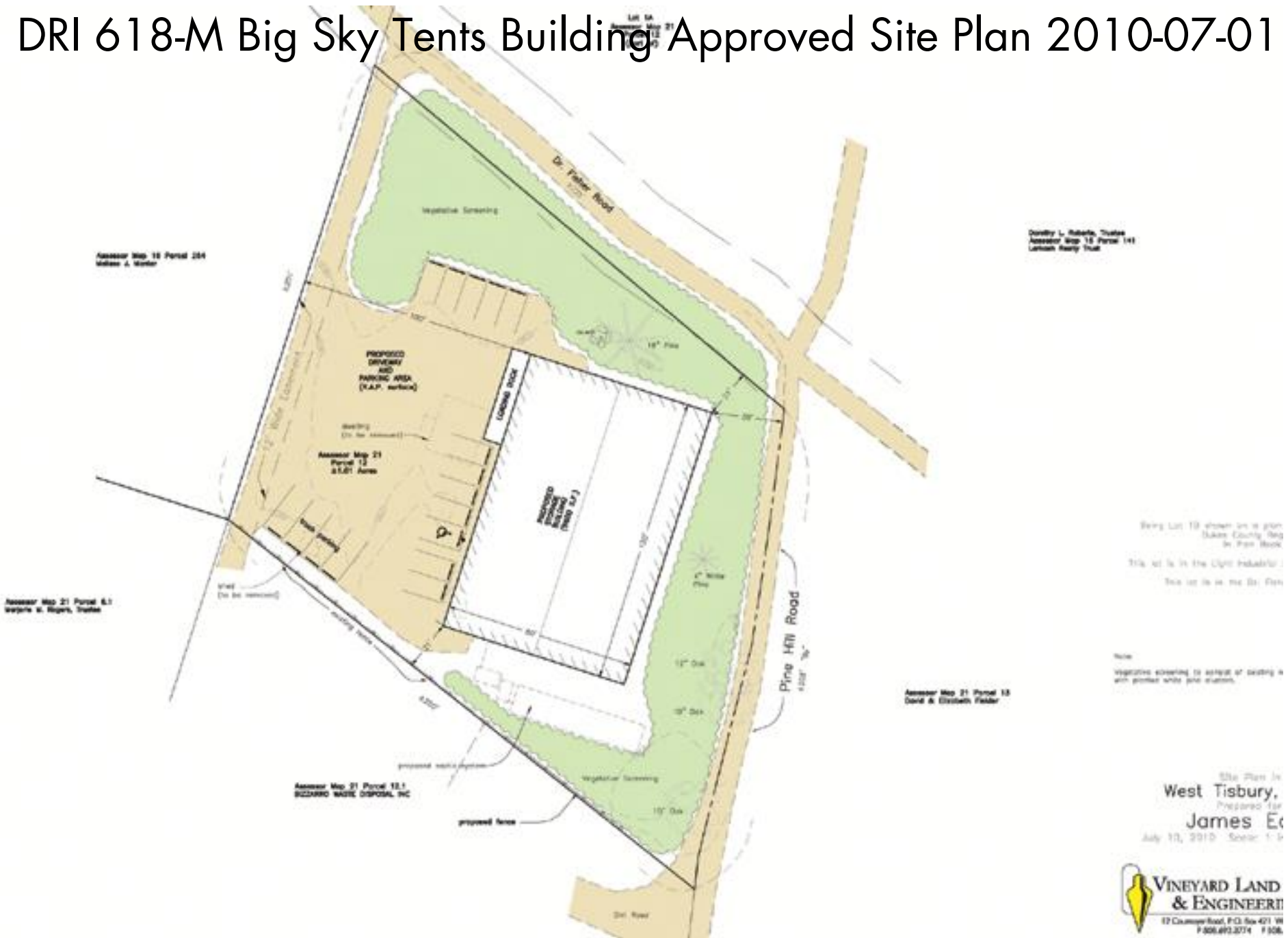
- **Proposal:** To establish a Registered Medical Marijuana **cultivation** operation with modifications to a previously approved but not yet built building in the W.T. Light-Industrial Dist.
- **On Friday May 26, 2017 the Applicant informed the MVC in writing that they were revising their proposal to remove the dispensary part of the Application.**
- **MVC has no information about possible future location of the dispensary.**
- **The revised proposed physical modifications are for a smaller footprint of 60' by 60' (3,600 sf) footprint building with a full second floor.**
  - **Big Sky tents would share the first floor with an 1,800 sf storage area.**
  - **PatientCentric would occupy 1,800 sf of the first floor with their office, laboratory and storage.**
  - **PatientCentric would occupy 3,600 sf of the second floor with limited access to the Flower Room (736 sf), the Vegetation room (134 sf), the Mother Room (97 sf), the Clone Room (20 sf), the Trim Room (294 sf), Packaging (192 sf), the Cure Room (294 sf) and office and storage. The Building would be a total of 7,200 gsf.**



# DRI 618-M Big Sky Tents Building Approved Site Plan 2010-09-16

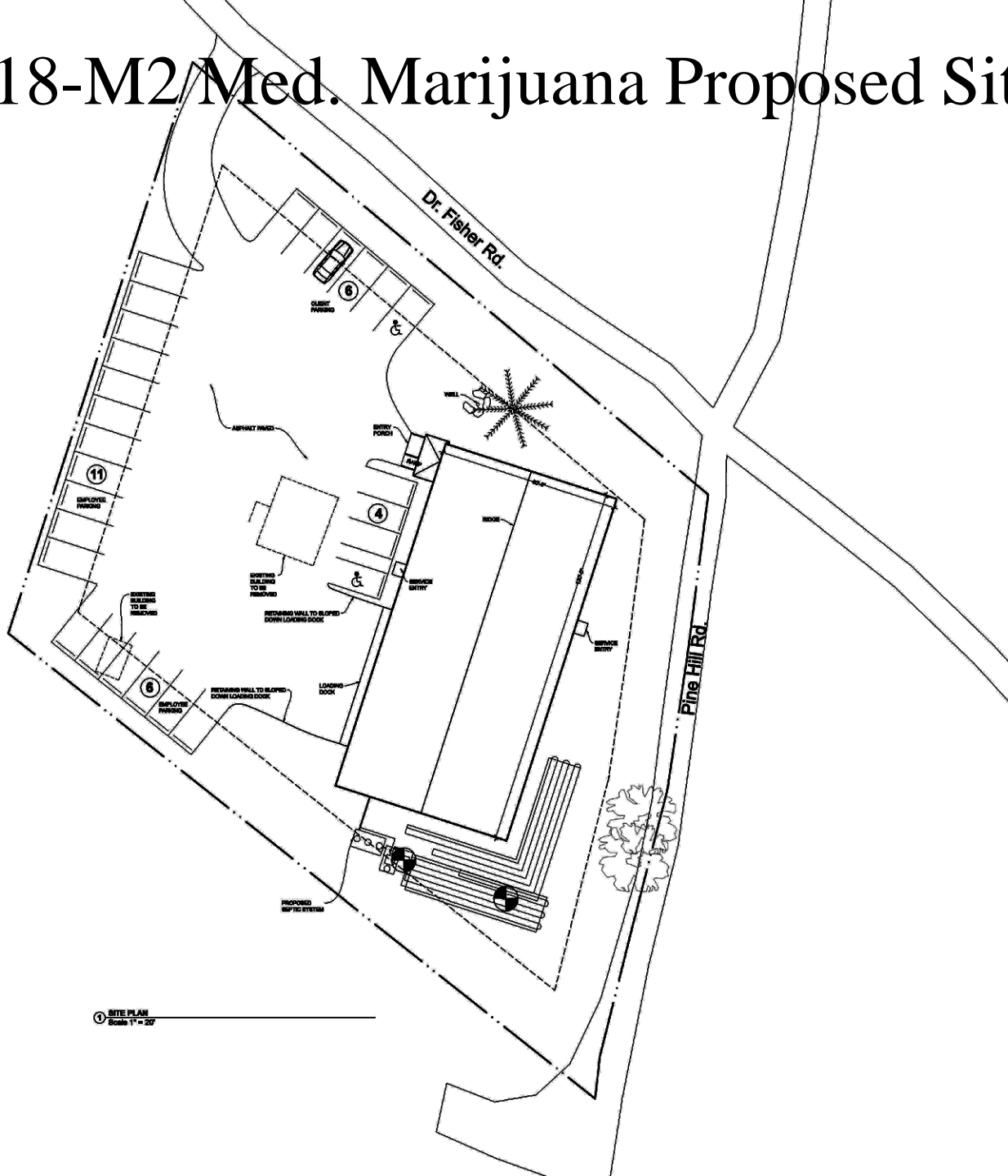


# DRI 618-M Big Sky Tents Building Approved Site Plan 2010-07-01



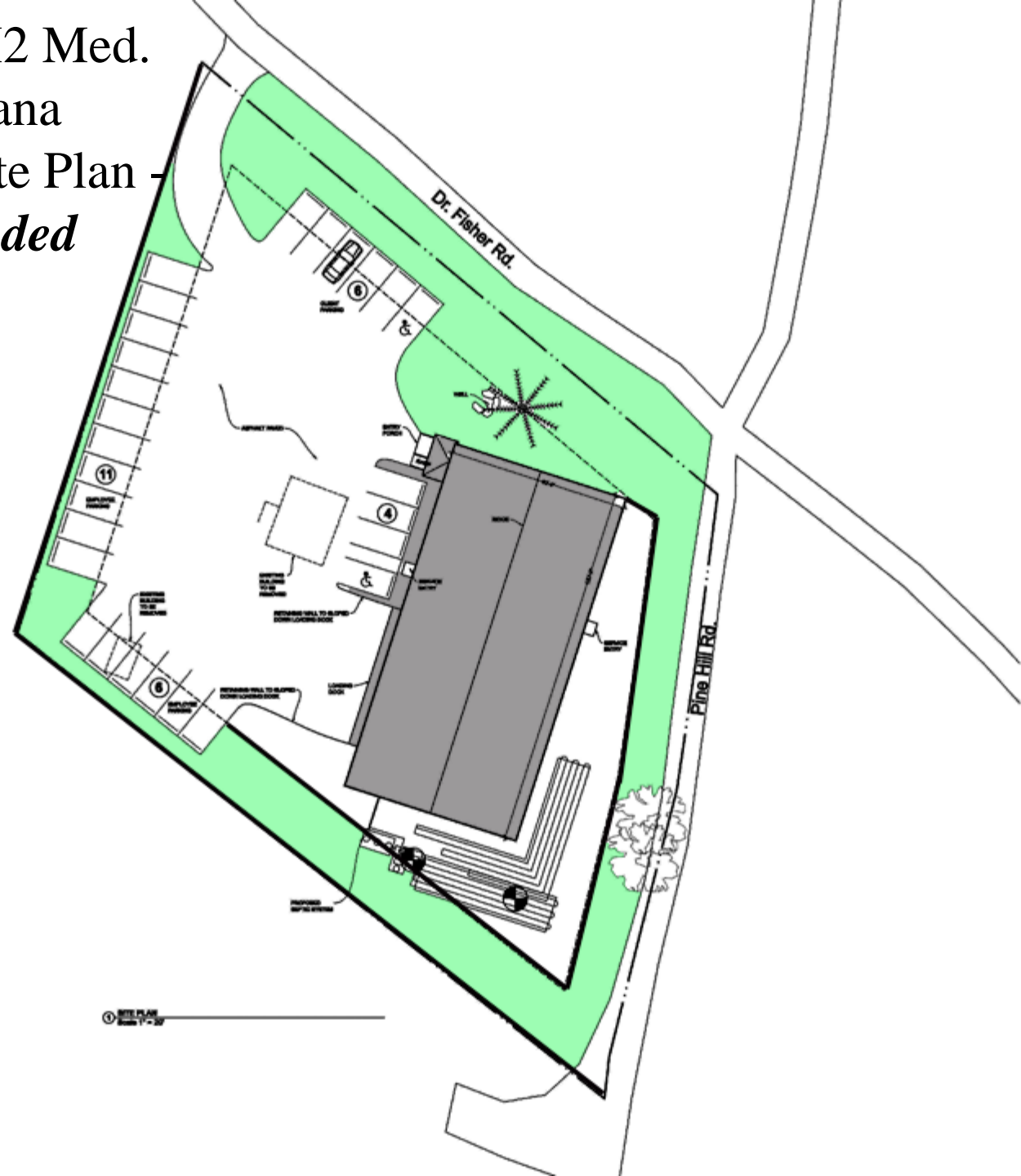


# DRI 618-M2 Med. Marijuana Proposed Site Plan

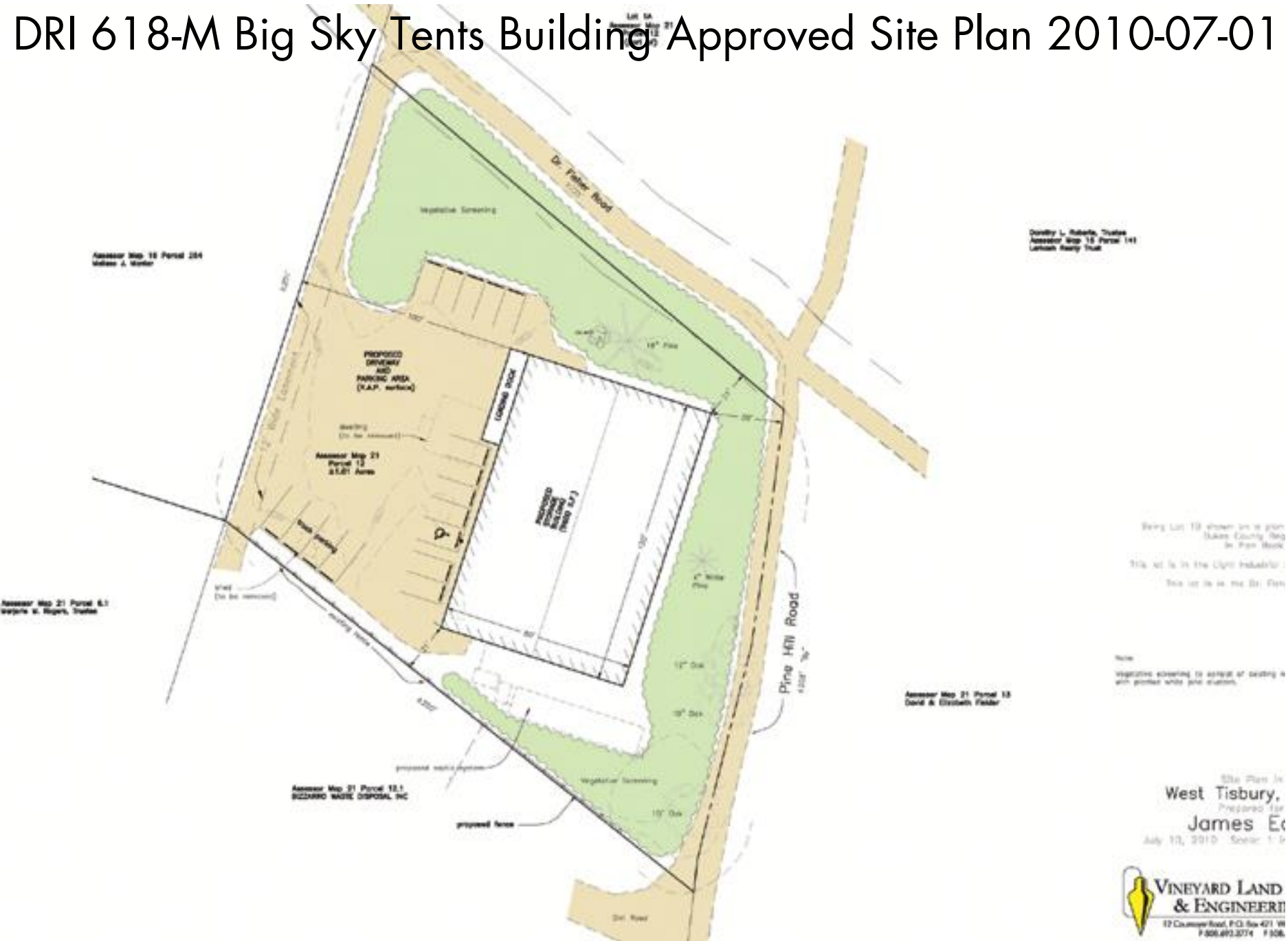


① SITE PLAN  
Scale 1" = 20'

# DRI 618-M2 Med. Marijuana Proposed Site Plan - *Superseded*



# DRI 618-M Big Sky Tents Building Approved Site Plan 2010-07-01



Assessor Map 18 Parcel 204  
Melrose & Wacker

Dorely L. Roberts, Trustee  
Assessor Map 18 Parcel 141  
Lambert Realty Trust

Assessor Map 21 Parcel 6.1  
Worjick & Rogers, Trustee

Assessor Map 21 Parcel 13.1  
BUZZARDO WASTE DISPOSAL, INC

Assessor Map 21 Parcel 13  
David & Elizabeth Fisher

Being Lot 13 shown on a plan  
Siskiyou County Reg  
in Plan Book  
This lot is in the Clifton Industrial  
This lot is in the Dr. Fisher

Note:  
Vegetative screening to extent of existing or  
with profile white pine screens.

Site Plan for  
West Tisbury,  
Prepared for  
James E.  
July 10, 2010 Scale: 1" = 4'



# DRI 618-M2 Med. Marijuana Proposed Site Plan – *Revised 2017-03-31*



**Notes:**

1. Vegetative screening to consist of existing native vegetation with planted white pine clusters. Only trees and brush located within the building envelope, driveway, and parking areas will be removed, the remaining vegetation will be supplemented with buffer plantings.

Being Lot 18 shown on a plan filed with the Dukes County Registry of Deeds in Plan Book 15 Page 137  
 This lot is in the Light Industrial Zoning District  
 A portion of this lot is in the Dr. Fisher Road DCPC

Site Plan in  
**West Tisbury, Mass.**  
 Prepared for  
**James Eddy**  
 March 31, 2017 Scale: 1 inch = 20 feet

**VINEYARD LAND SURVEYING & ENGINEERING**  
 12 Courthouse Road  
 P.O. Box 421  
 West Tisbury, MA 02575  
 P 508-653-3774 F 508-629-0640  
 VLSR.net

# DRI 618-M2 Med. Marijuana Proposed Site Plan – *Revised 2017-05-01*

## *Superseded*



# DRI 618-M2 Med. Marijuana Proposed Site Plan – *Revised 2017-05-26*



**Notes:**  
 1. Vegetative screening to consist of existing native vegetation with planted white pine clusters. Only trees and shrub located within the building envelope, driveway, and parking areas will be removed, the remaining vegetation will be supplemented with buffer plantings.

Being Lot 1B shown on a plan filed with the Duke County Registry of Deeds in Plan Book 15 Page 137  
 This lot is in the Light Industrial Zoning District  
 A portion of this lot is in the Dr. Fisher Road ODP

Site Plan for  
**West Tisbury, Mass.**  
 Prepared for  
**James Eddy**  
 May 24, 2017 Scale: 1" inch = 20 feet

**VINEYARD**  
**LAND SURVEYING**  
**& ENGINEERING**

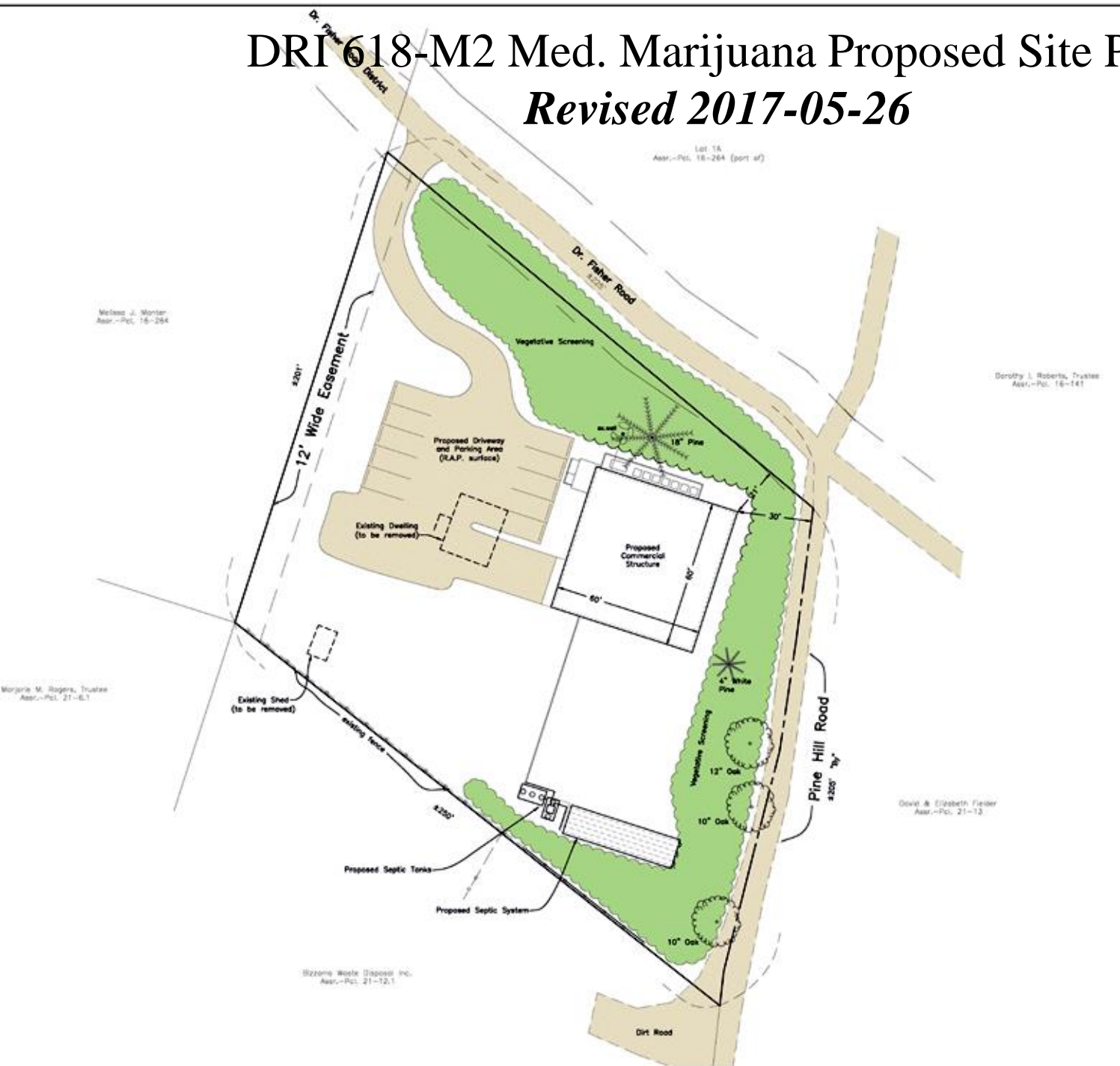
12 Clamshell Road  
 P.O. Box 421  
 West Tisbury, MA 02575  
 P 508.663.2514 F 508.629.0246  
 W www.vineyardse.com

# DRI 618-M Big Sky Tents Building Approved Site Plan 2010-09-16



# DRI 618-M2 Med. Marijuana Proposed Site Plan

## Revised 2017-05-26



Malcolm J. Morlan  
Asst.-Pct. 16-264

Lot 1A  
Asst.-Pct. 16-264 (part of)

Dorothy I. Roberts, Trustee  
Asst.-Pct. 16-141

Margerie M. Rogers, Trustee  
Asst.-Pct. 21-6.1

David & Elizabeth Fisher  
Asst.-Pct. 21-13

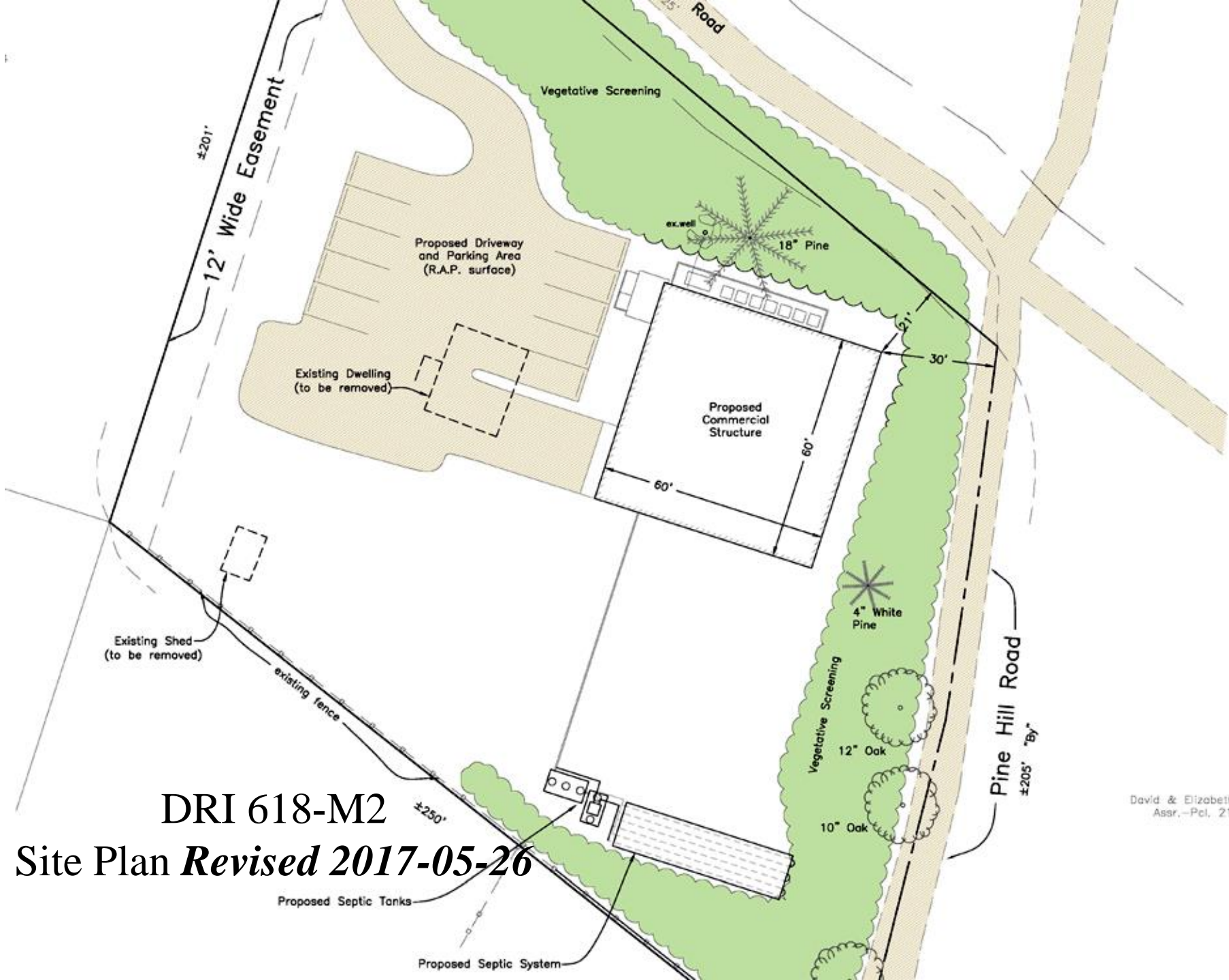
Bizzone Waste Disposal Inc.  
Asst.-Pct. 21-12.1

- Notes:
1. Vegetative screening to consist of existing native vegetation with planted white pine clusters. Only trees and brush located within the building envelope, driveway, and parking areas will be removed, the remaining vegetation will be supplemented with buffer plantings.

Being Lot 1B shown on a plan filed with the  
Dukes County Registry of Deeds  
in Plan Book 15 Page 137  
This lot is in the Light Industrial Zoning District  
A portion of this lot is in the Dr. Fisher Road  
DCPC

Site Plan in  
**West Tisbury, Mass.**  
Prepared for  
**James Eddy**  
May 24, 2017 Scale: 1" inch = 20 feet

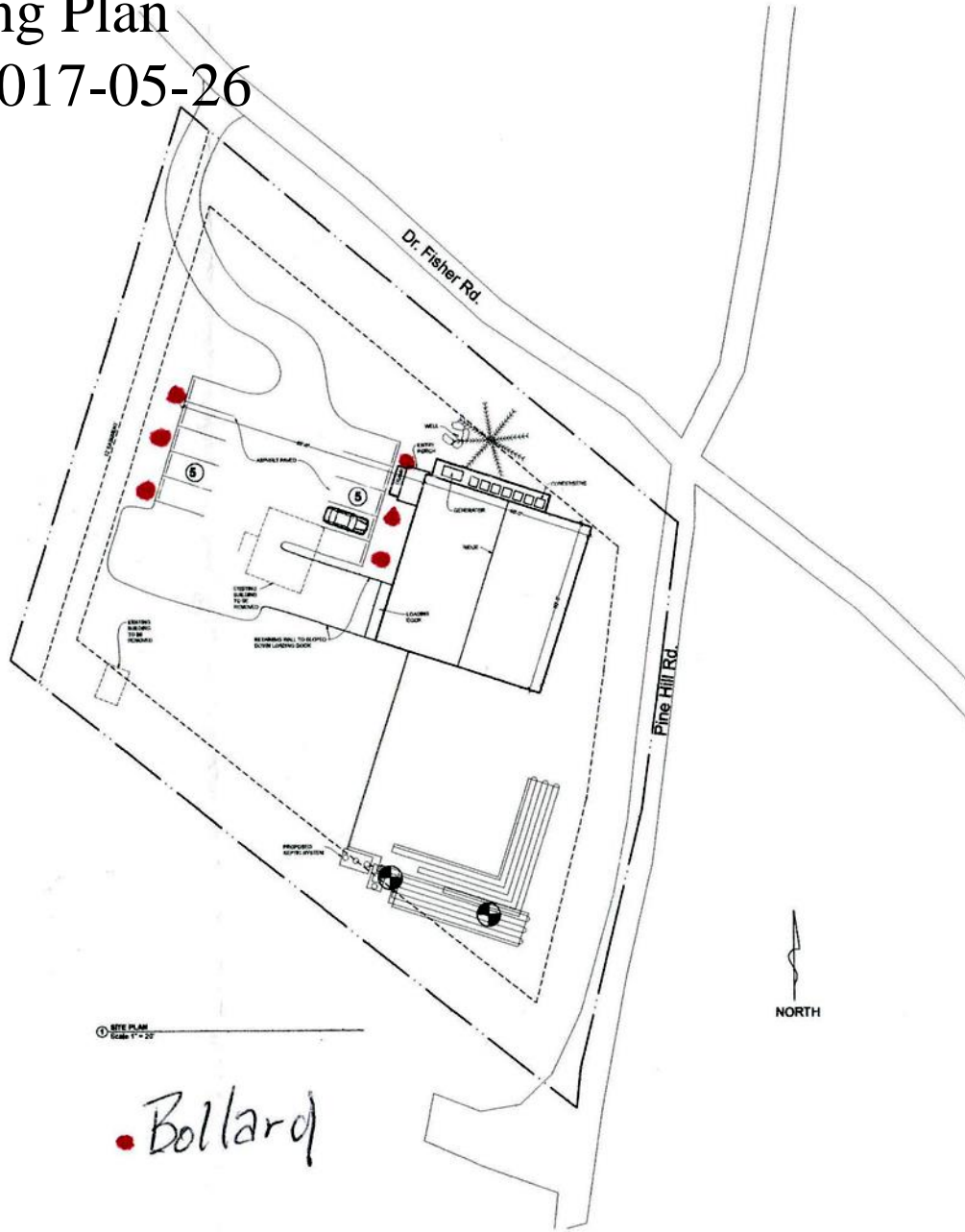




**DRI 618-M2**  
**Site Plan *Revised 2017-05-26***

# Lighting Plan

## Revised 2017-05-26



• Bollard

SEAFORD ASSOCIATES, INC.  
 2000 W. 10TH ST.  
 SUITE 100  
 SEAFORD, MD 21138  
 (410) 326-1111

PROPOSED PROJECT: 17-01-17  
 1000 W. 10TH ST.  
 SUITE 100  
 SEAFORD, MD 21138

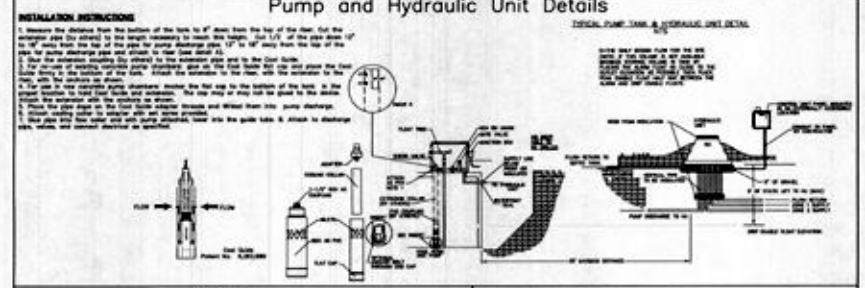
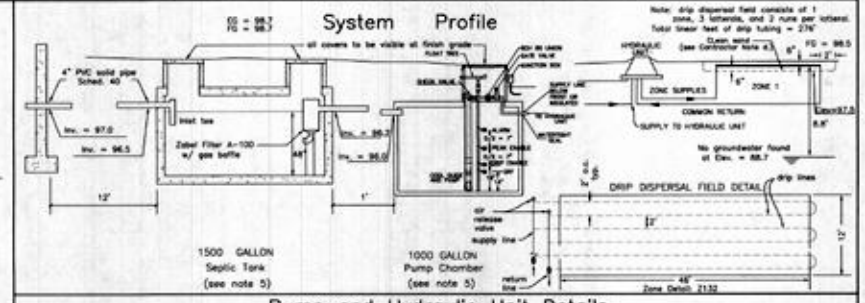
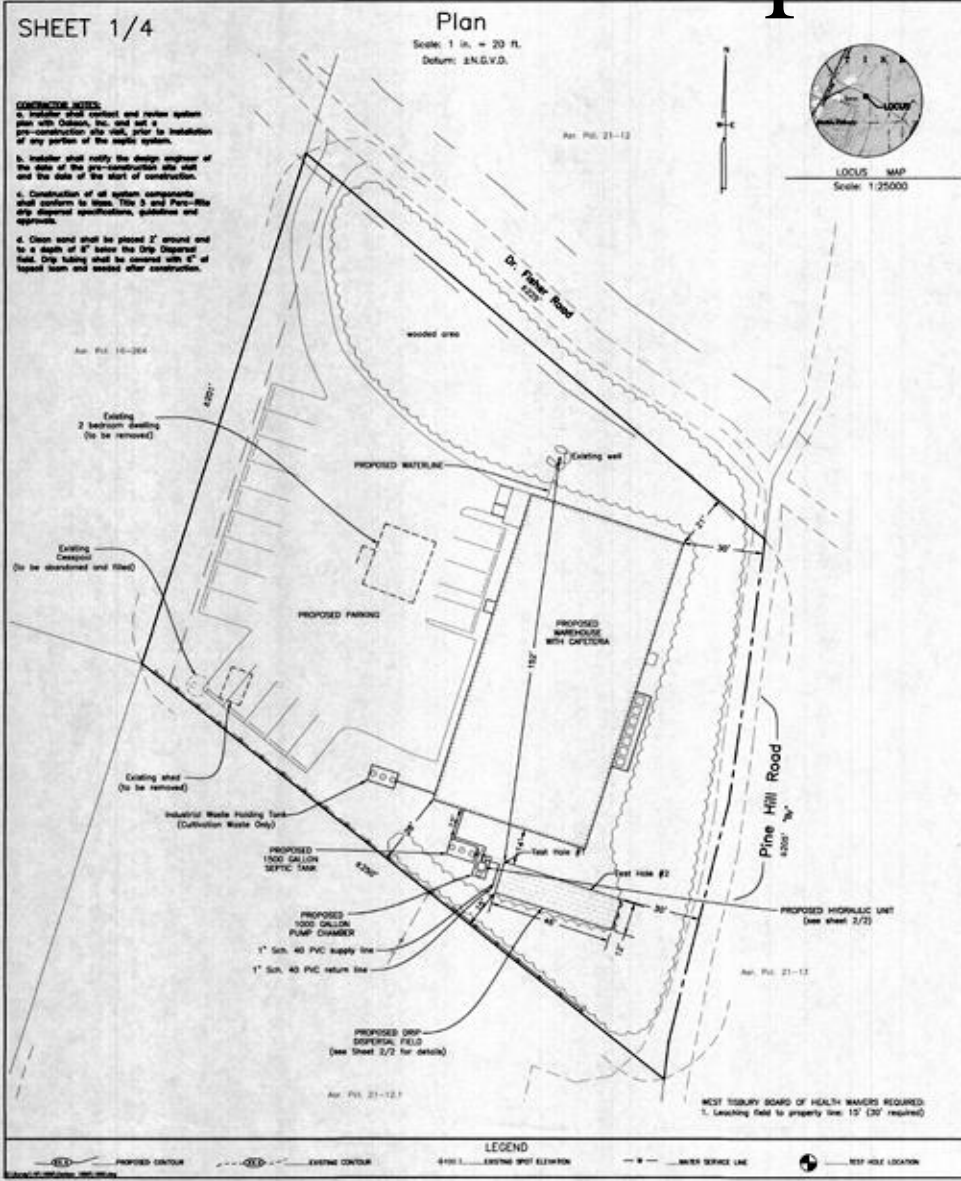
FOR REVIEW 5.24.17

BIG SKY TENT / PATIENT CENTRIC BUILDING  
 SITE PLAN

PROJECT:  
 17-01-17  
 1000 W. 10TH ST.  
 SUITE 100  
 SEAFORD, MD 21138

DATE:  
 5/24/17

# Septic Plan



- Notes**
- This plan is to be used only for the approval and installation of a sewage disposal system and is not to be used for any other purpose.
  - All construction and components shall conform to Massachusetts State Environmental Code Title V and Local Board of Health Requirements.
  - This design does not warrant the location of underground pipes, wires, utilities or other underground structures. The installer shall be responsible for locating and relocating these objects as necessary.
  - No garbage grinder is allowed with this system.
  - Any portion of this system subject to vehicular traffic shall be capable of H-20 loading.
  - An observation pipe shall be placed as shown and capped at grade so as to allow monitoring of liquid level in the leaching system. Place red flag at each to aid in relocating with metal detector.
  - All access covers are to weigh at least 150 lbs. and are to be brought to grade by adding risers as necessary. The covers are to be visible at the surface.
  - The inlet line of the septic tank shall be easily removable (not glued) so as to allow the use of a plunger in case of necessary.
  - Any clean sand fill required by this design is to have less than 4% passing the No. 100 sieve.
  - No wells could be found within 100' of the proposed leaching facility.

**Design Criteria**

Design Hydraulic Loading  
 11 Employees x 20 GPD/Employee = 220 GPD

Septic tank capacity  
 Required: 220 GPD x 2000 = 440 Gal. minimum  
 Septic tank provided = 1500 Gal.

Leaching Capacity Provided:  
 Odson, Inc. drip-dispersal field  
 Soil class = B (LAR = 0.60 GPD/S.F.,  
 Perc Rate < 3 MPI)

12' x 48' bed = 502 S.F.  
 502 S.F. x 0.60 GPD/S.F. = 331 GPD

For loading rates and minimum field sizes, see Massachusetts Title 5 "Certificate for General Use", dated March 15, 2007 (Expires March 15, 2012)

**Proposed Septic System UPGRADE on Land in WEST TISBURY, MASS.**

Designed for: FALTON K & E LLC  
 Street Address: #90 DR. FISHER ROAD  
 Assessor No.: Part of 21-12  
 Lot Area: 843,999 S.F.

Soil evaluation: Reid G. Silva, P.E.  
 Witnessed By: J. Powers

**SOIL DATA**

<p>Deep Observation Hole 1:                  Date: 2/11/11                  Surface elevation = 98.7                  Depth: Horizon Texture                  0"-10" A Sandy loam                  10"-48" B Loamy sand                  48"-92" C1 Loamy sand                  92"-120" C2 M-C sand</p>	<p>Deep Observation Hole 2:                  Date: 2/11/11                  Surface elevation = 98.6                  Depth: Horizon Texture                  0"-2" A Sandy loam                  2"-38" B Loamy sand                  38"-64" C1 Loamy sand                  64"-100" C2 M-C sand</p>
--	--

Perme. rate < 5 mgl. @ 70"  
 No groundwater found at Elev. = 98.7

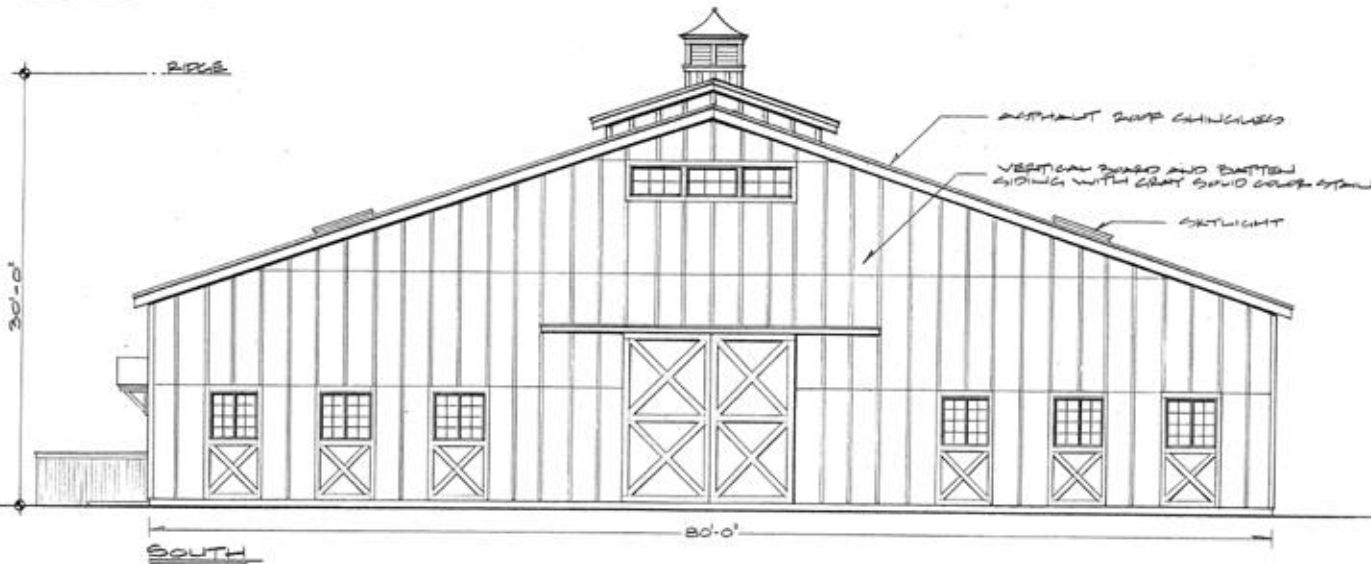
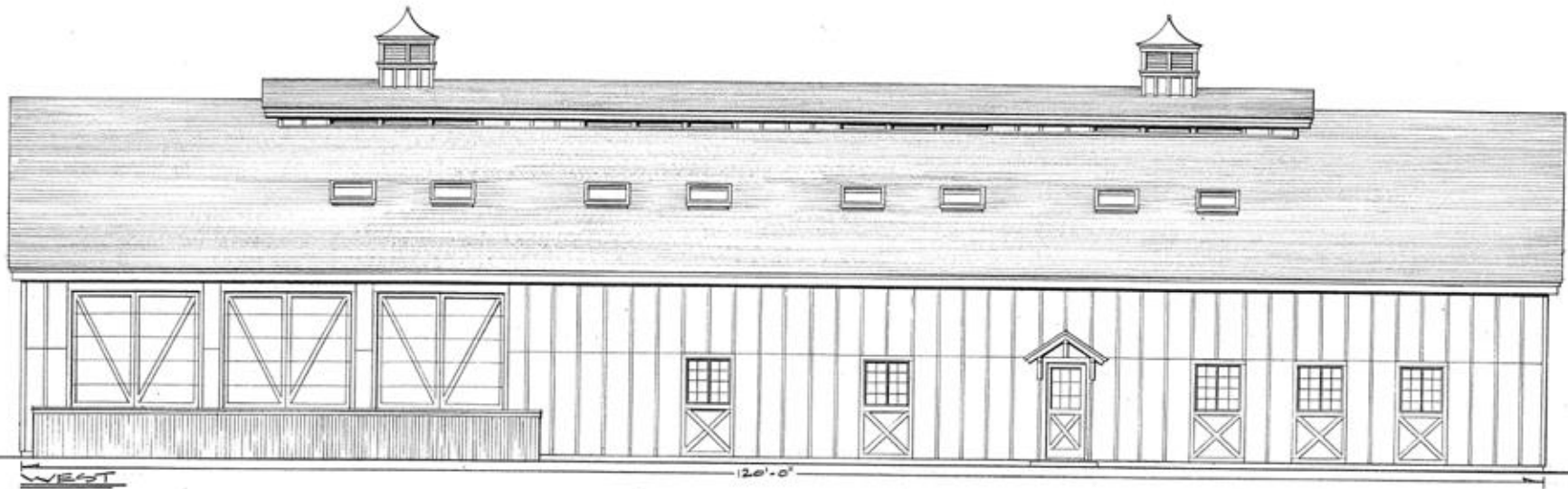
Perme. rate < 5 mgl. @ 64"  
 No groundwater found at Elev. = 98.3

Designed By: Reid G. Silva, P.E.  
 Checked By: *Reas*  
 Date: May 2, 2017  
 Revised:

12 Courthouse Road  
 P.O. Box 401  
 West Tisbury, MA 02575  
 P: 508-673-3718 F: 508-629-0440  
 V: 508-673-3718

**VINEYARD LAND SURVEYING & ENGINEERING**

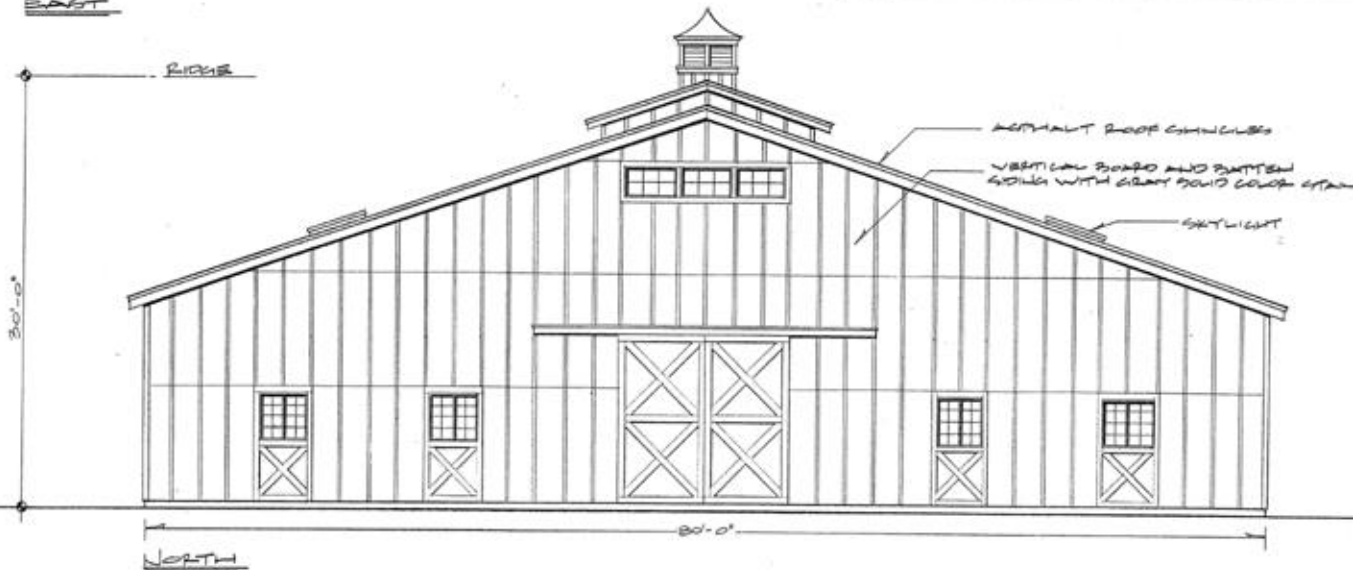
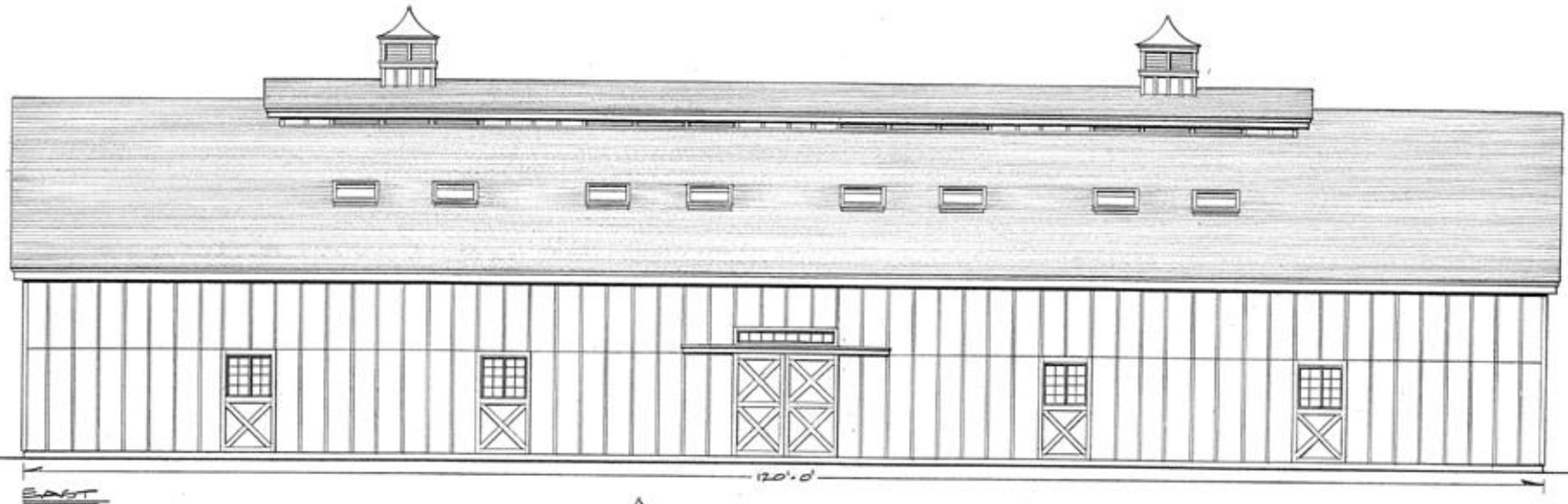
# DRI 618-M Architectural Plans – Approved March 2012



West & South Elevations  
Proposed Storage Building  
90 Dr. Fisher Road - Map 21 Parcel 12  
West Tisbury, Massachusetts  
Scale: 1/8" = 1' - 0" - October 10, 2011  
(Revised March 5, 2012)

Geoffrey D. Thors  
Architectural Design and Drafting Services  
P. O. Box 3125 - Edgartown, MA 02539  
Tel: (508) 627-7034 - Fax: (508) 627-7026  
E-mail: gtdesign@roadnet.com

# DRI 618-M Architectural Plans – Approved March 2012



East & North Elevations  
Proposed Storage Building  
90 Dr. Fisher Road - Map 21 Parcel 12  
West Tisbury, Massachusetts  
Scale: 1/8" = 1' - 0" - October 10, 2011  
(Revised March 5, 2012)

Geoffrey D. Thors  
Architectural Design and Drafting Services  
P. O. Box 3125 - Edgartown, MA 02539  
Tel: (508) 627-7034 - Fax: (508) 627-7026  
E-mail: gtdesign@comcast.net

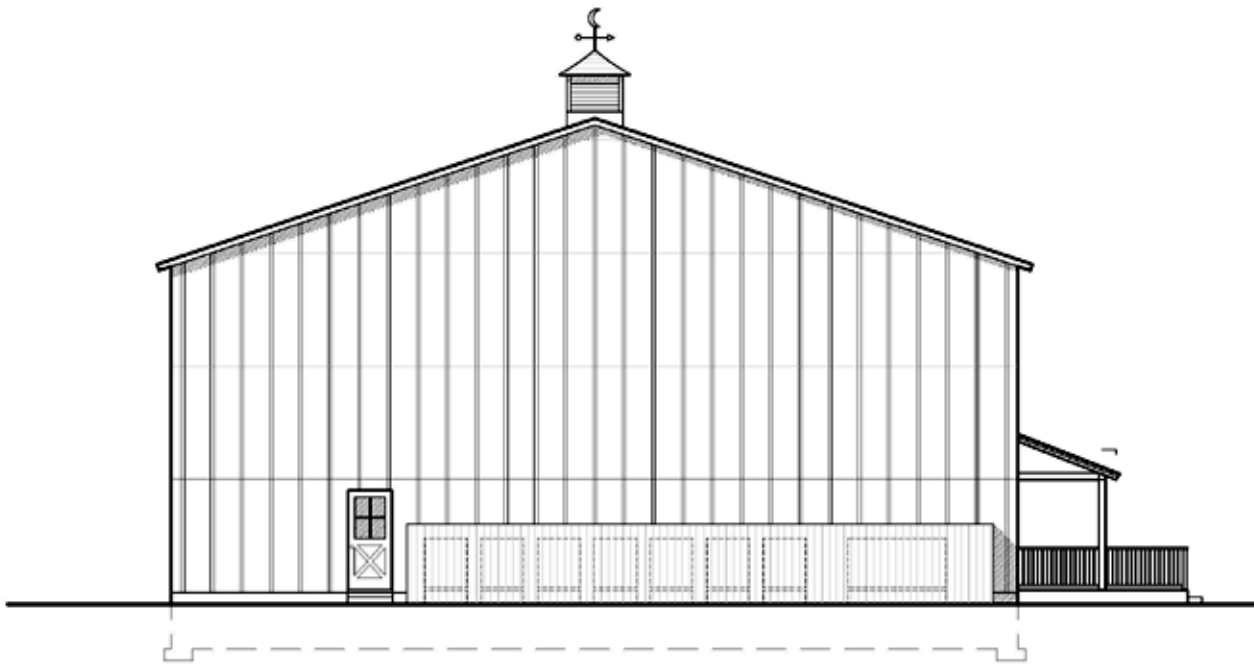
# DRI 618-M2 Med. Marijuana Proposed Elevations *Revised 2017-04-04* *Superseded*



① WEST ELEVATION  
Scale 1/8" = 1'-0"

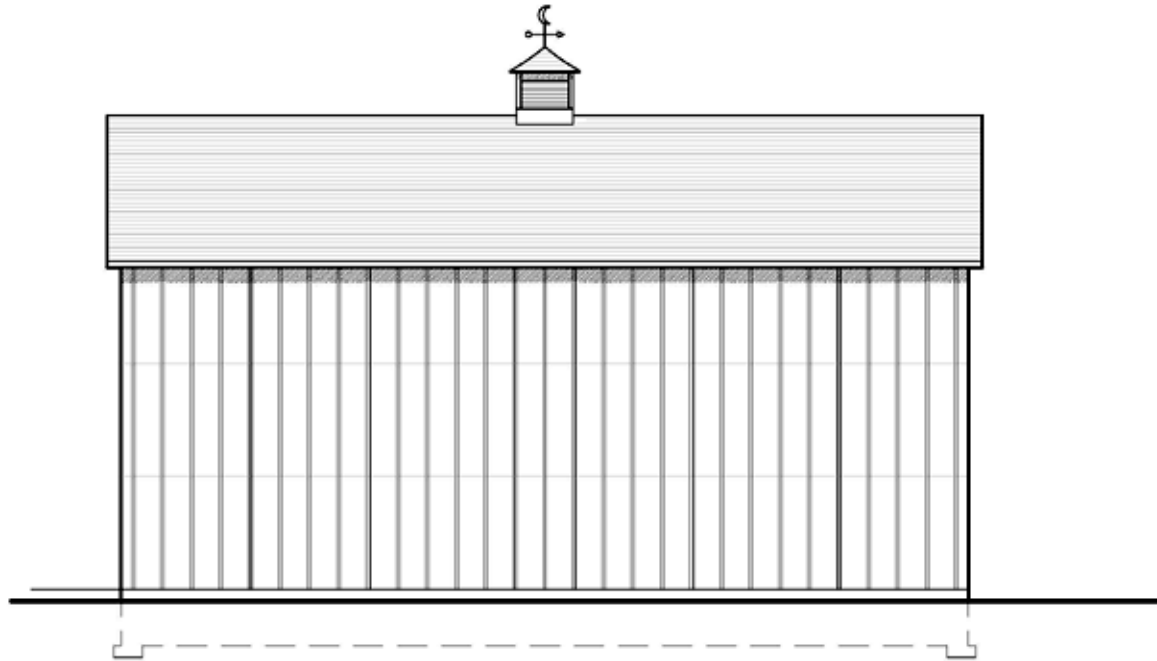
# DRI 618-M2 Med. Marijuana Proposed Elevations

## North *Revised* 2017-05-26



① NORTH ELEVATION  
Scale 1/8" = 1'-0"

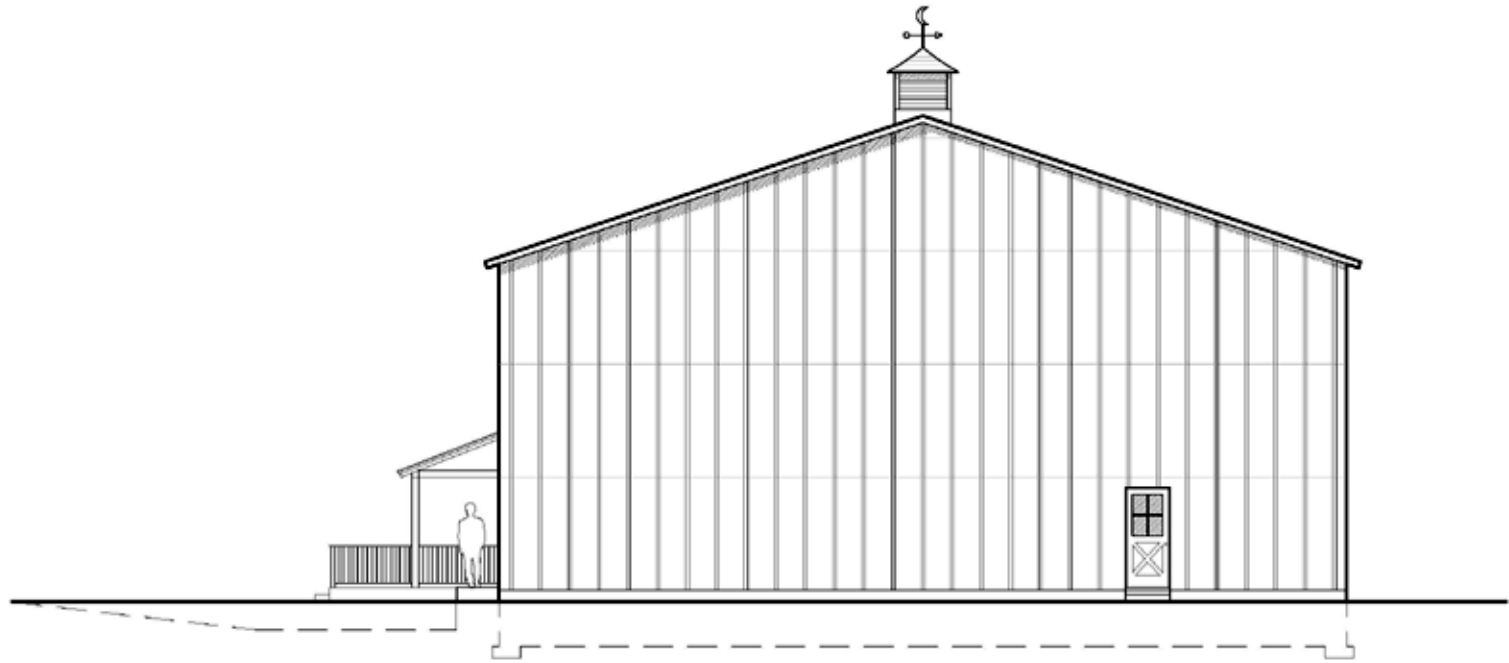
# DRI 618-M2 Med. Marijuana Proposed Elevations East *Revised 2017-05-26*



① EAST ELEVATION  
Scale 1/8" = 1'-0"



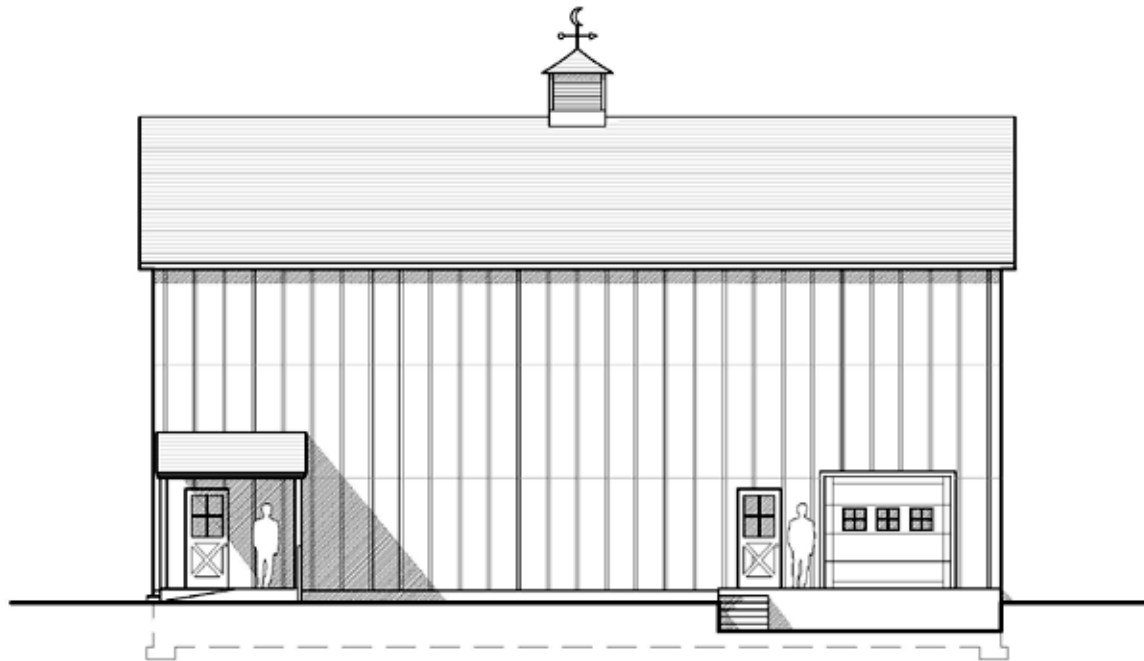
# DRI 618-M2 Med. Marijuana Proposed Elevations South *Revised 2017-05-26*



① SOUTH ELEVATION  
Scale 1/8" = 1'-0"

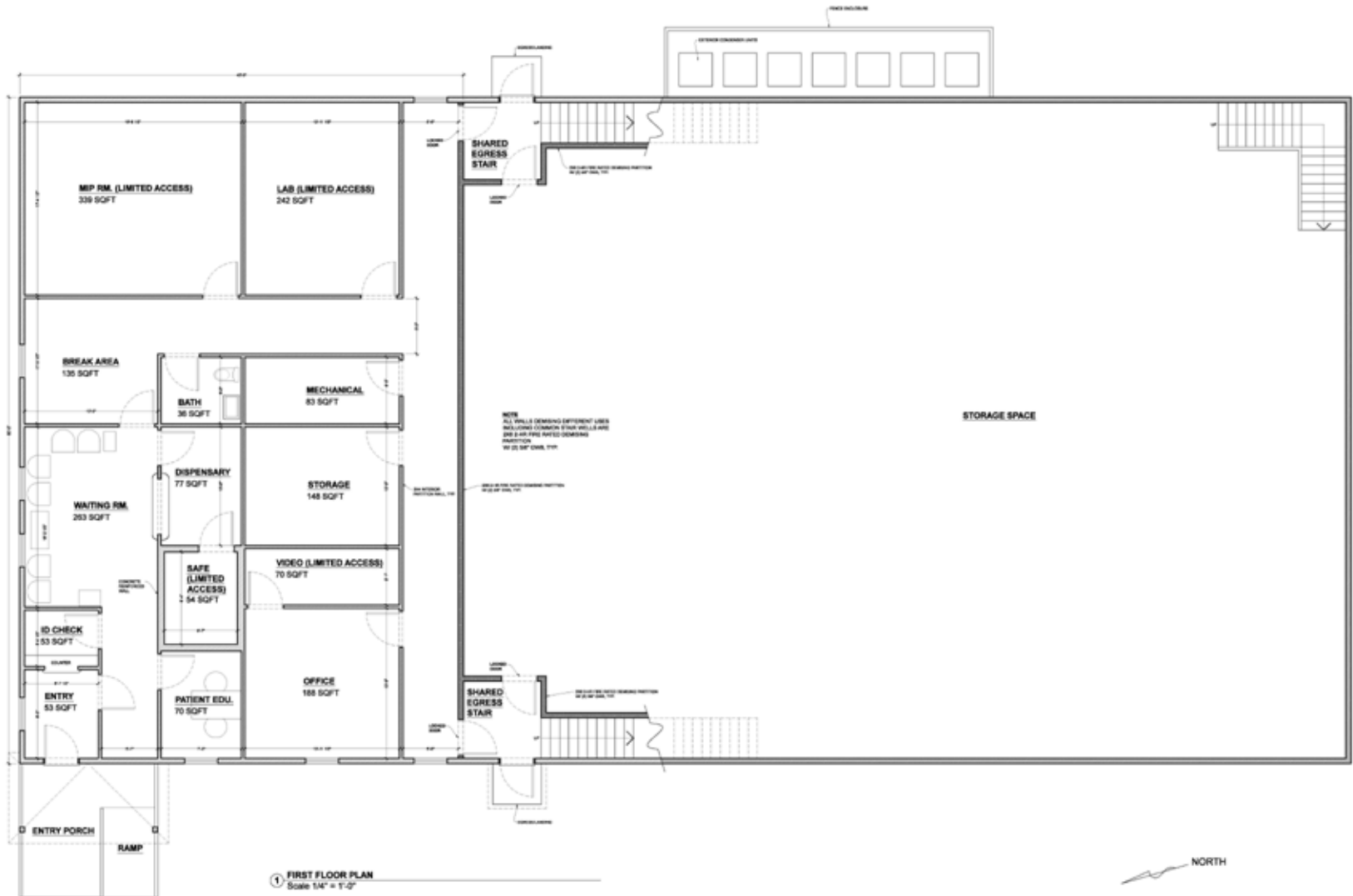
# DRI 618-M2 Med. Marijuana Proposed Elevations

## West *Revised* 2017-05-26



① WEST ELEVATION  
Scale 1/8" = 1'-0"

# DRI 618-M2 Med. Marijuana Proposed 1<sup>st</sup> Floor Superseded



# Medical Marijuana & Big Sky Storage Floor Plans

## Revised 2017-05-26

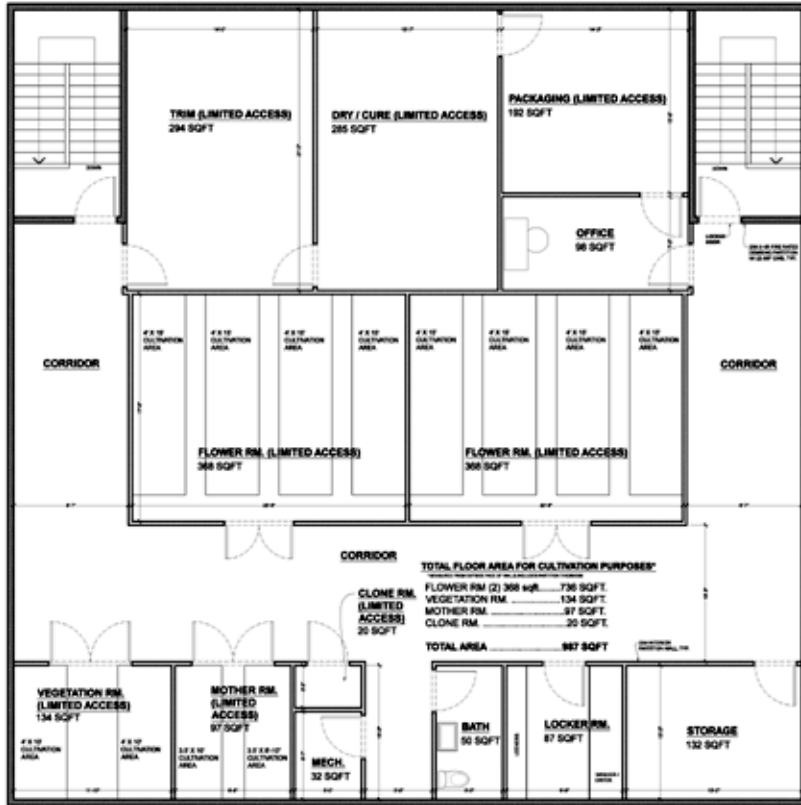
PROJECT: MEDICAL MARIJUANA & BIG SKY STORAGE  
 ARCHITECT: J. J. HARRIS ARCHITECTS, P.A.  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.1111  
 WWW.JJHARRISARCHITECTS.COM

REVISIONS: 05-17-17  
 05-17-17  
 05-17-17

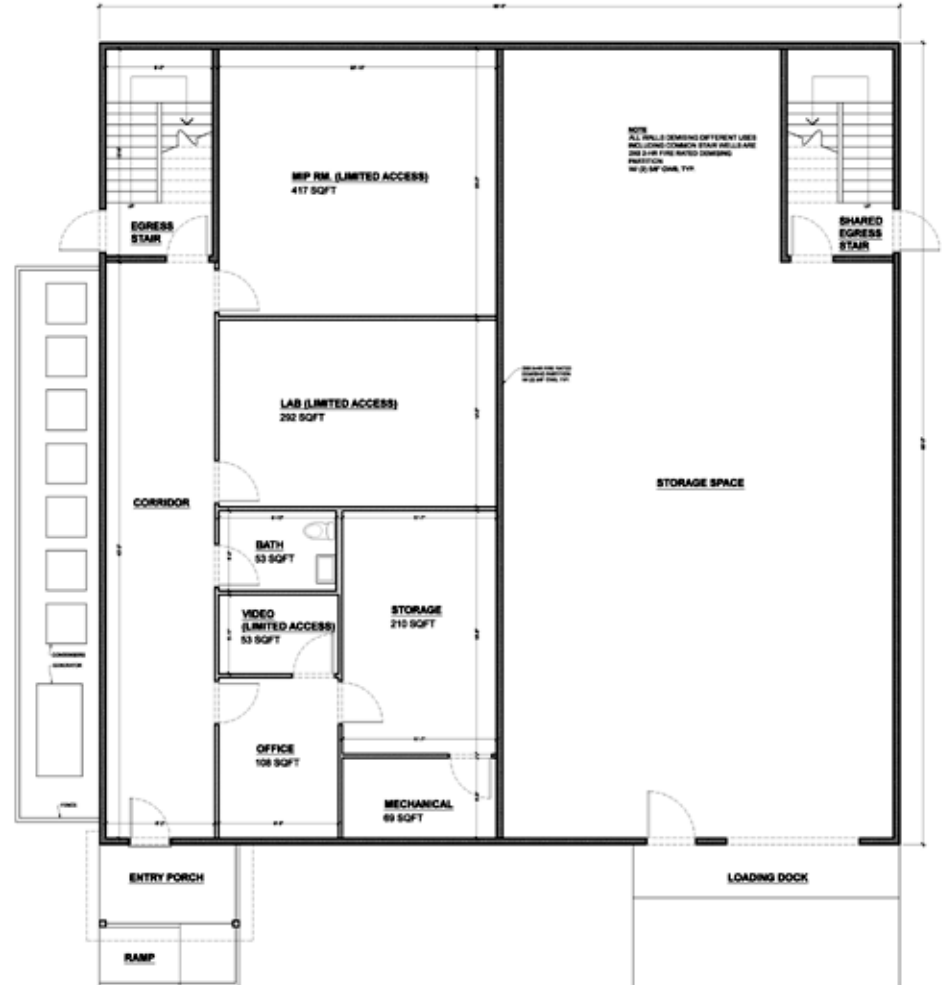
FOR REVIEW 5.24.17

BIG SKY TENT / PATIENT CENTRIC BUILDING  
 FLOOR PLANS

PROJECT NO: 17-017  
 SHEET NO: A2



2 SECOND FLOOR PLAN  
Scale 1/4" = 1'-0"



1 FIRST FLOOR PLAN  
Scale 1/4" = 1'-0"



# 1st Floor Medical Marijuana & Big Sky Storage

Revised  
2017-05-26

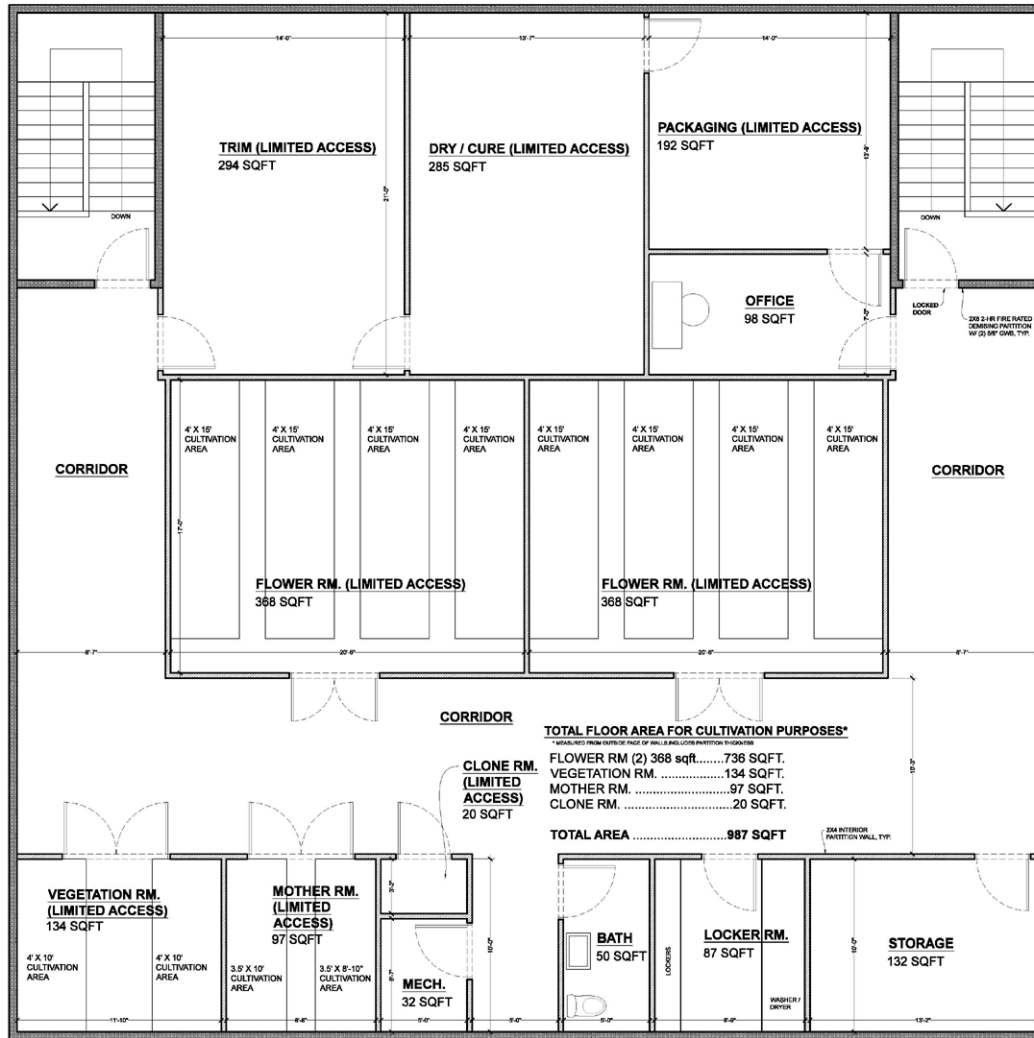


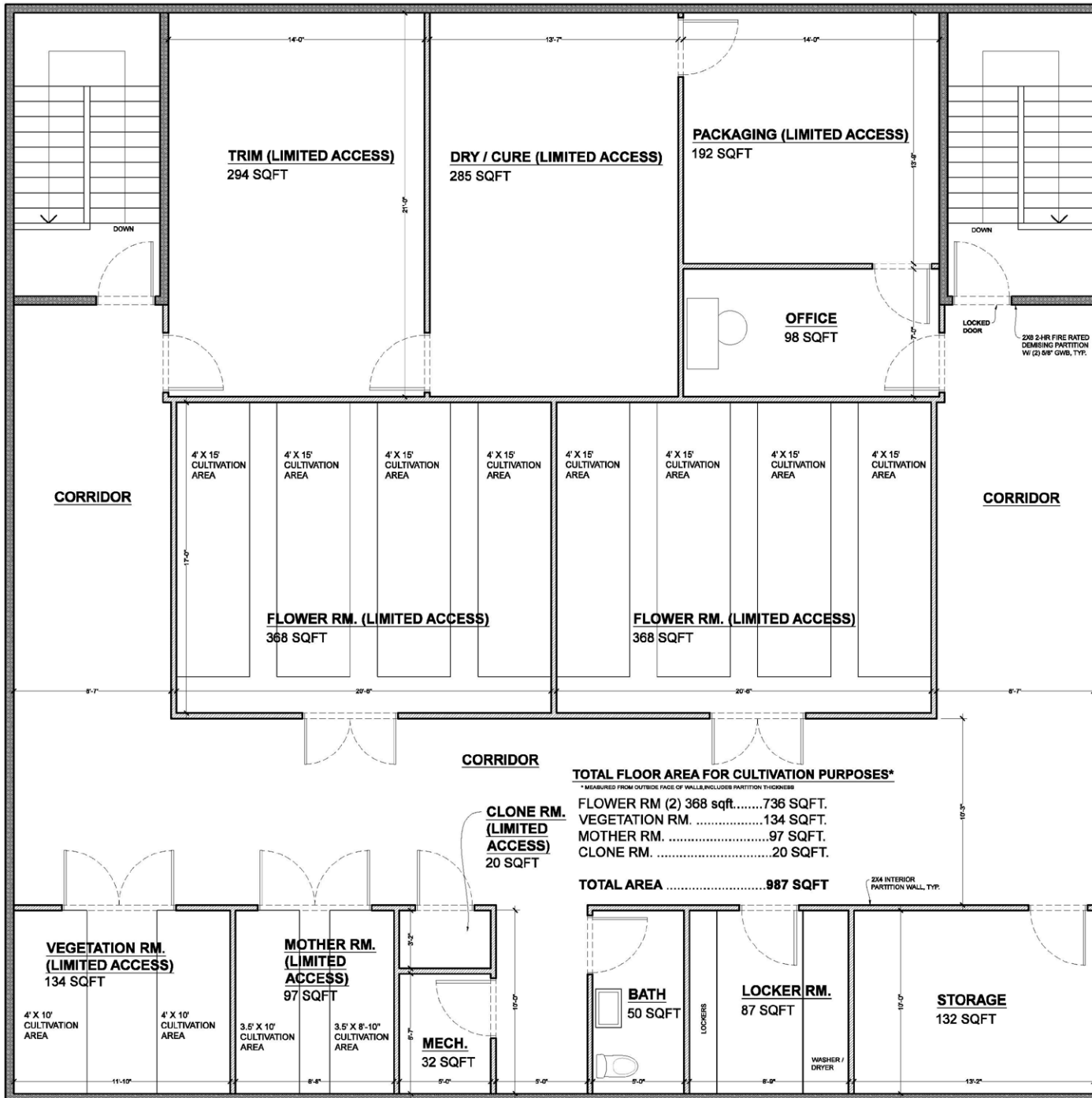
1 FIRST FLOOR PLAN  
Scale 1/4" = 1'-0"



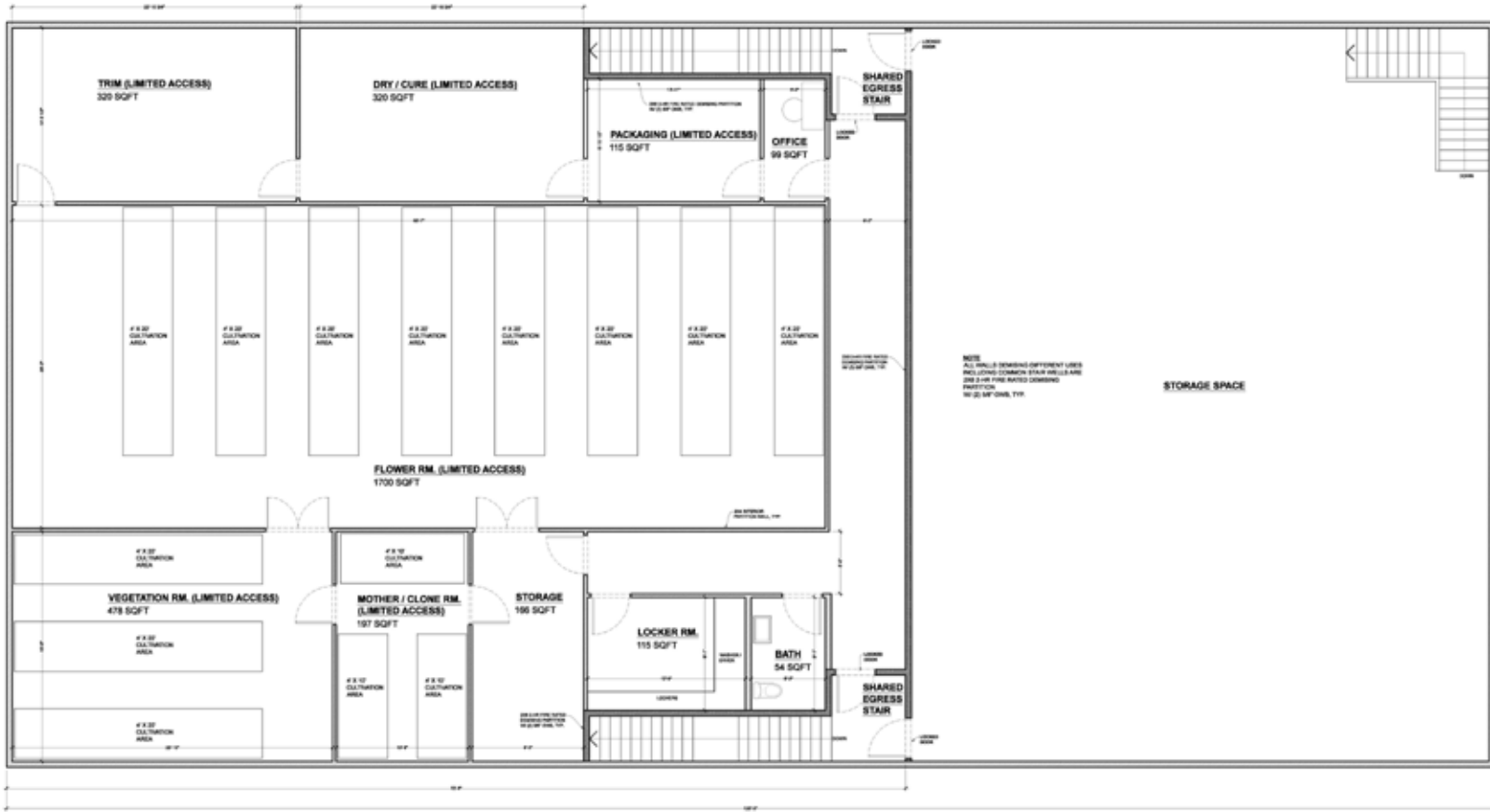
# 2<sup>nd</sup> Floor Medical Marijuana

Revised 2017-  
05-26





# DRI 618-M2 Med. Marijuana 2<sup>nd</sup> Floor - Superseded



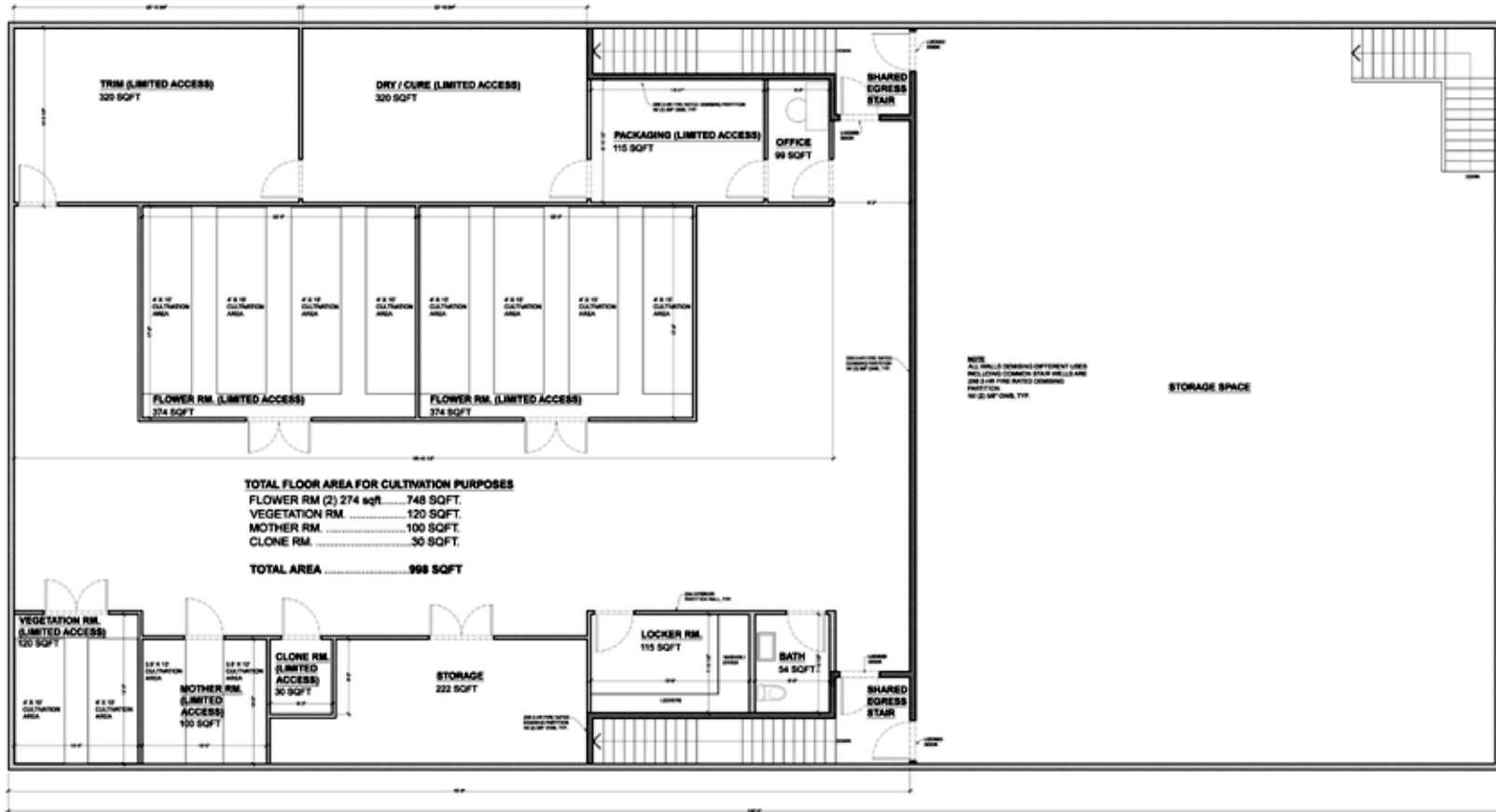
2 SECOND FLOOR PLAN  
Scale 1/4" = 1'-0"





# DRI 618-M2 Med. Marijuana 2<sup>nd</sup> Floor

## *First Revision to comply with Zoning – Superseded*

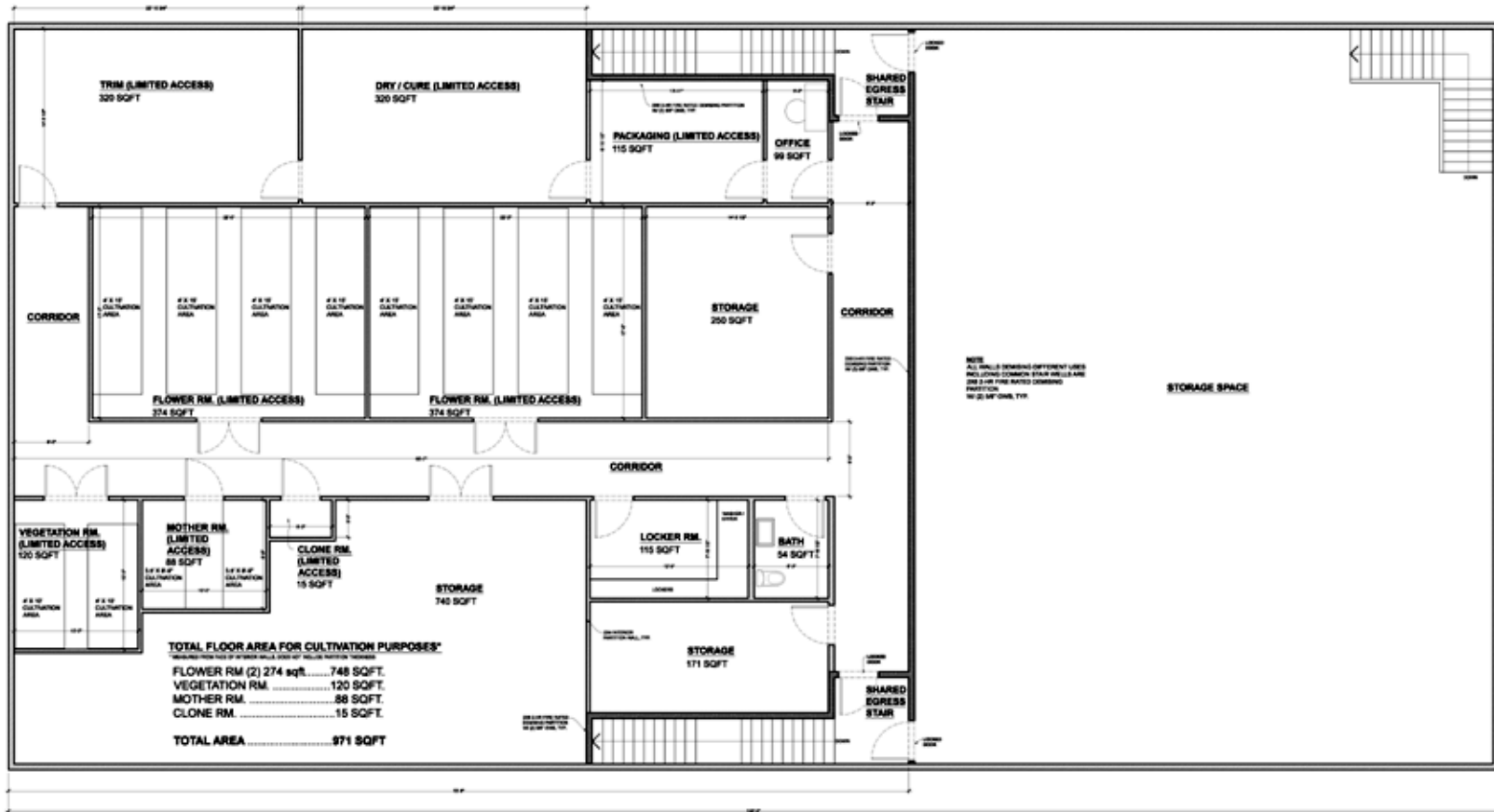


② SECOND FLOOR PLAN  
Scale 1/4" = 1'-0"



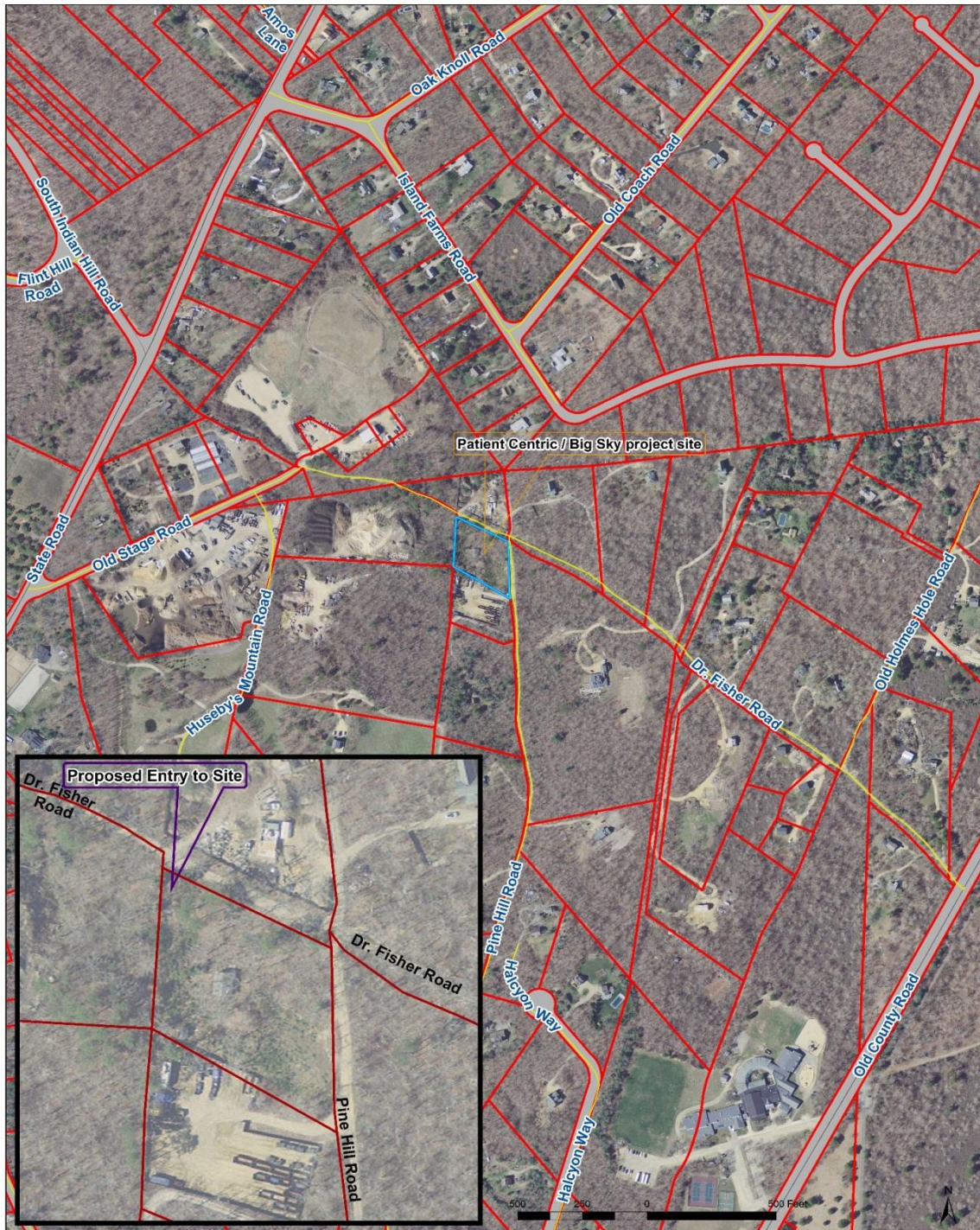
# 2<sup>nd</sup> Floor – Medical Marijuana Layout

## Revised 2<sup>nd</sup> Time



② SECOND FLOOR PLAN  
 Scale 1/4" = 1'-0"











































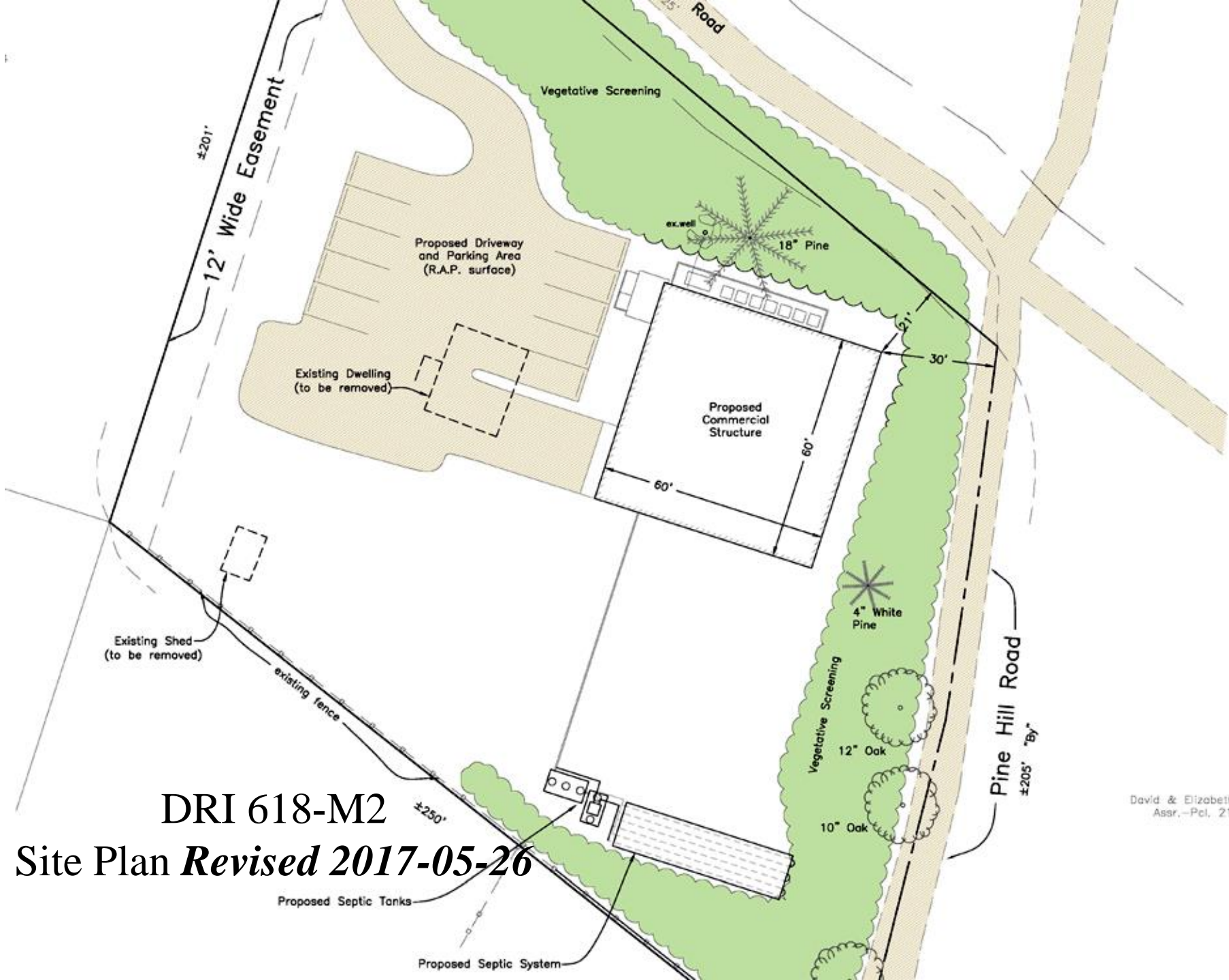












**DRI 618-M2**  
**Site Plan *Revised 2017-05-26***