

Dear Mr Foley and the members of the Martha's Vineyard Commission,

We are writing in opposition to the proposed change of usage for 90 Doctor Fisher Rd and relocation of the medical marijuana dispensary to that location. As residents of Dr. Fisher Rd – we feel that the proposed changes are not in character with either the original plans nor are appropriate for the area. We understand that this area is zoned light industrial. In 2010, when the MVC granted a DRI to Jim Eddy for a 9600 sq ft building on 90 DR Fisher Rd, it was to house a tent and party rental business. That approval was not for a multi unit commercial rental property or to create a new retail environment.

Traffic: Based upon Mr Rose's data – traffic will increase significantly in that area. Year 1 : 300 customers. 50% visit weekly = 150 visits weekly, 35% monthly = 26 visits weekly, and 15 percent quarterly = 4 visits weekly. Total visits per week = 180 round trips or 360 one way trips per week. The business retail hours of operation (10a – 6p) allow for 47 hours per week over 6 days. If every customer spends 10 minutes making a purchase then the road can expect a patron leaving and another entering staggered every 16 minutes. GPS will send patrons from the Old County Rd entrance. Regardless of the dispensary policy of entering via Old Stage Rd, there will be a portion that follow the GPS and end up turning around at the unmaintained section of road just before the dispensary visible in front of them.

Lighting / screening

High intensity security lighting is required of the updated facility. This section of town is currently dark in the evenings. Most if not all shrubs and trees will be removed to comply with state law. This proposal is at the end of a side road with no street lights from State Rd – will street lights eventually be required on Old Stage Rd?

Security

This is a cash business with an attractive product. To that end the state requires vaults, gates, cameras, and lighting to mitigate potential crime to the business. The local police force is very effective at what they do for us in our community. How much time will they spend cruising by the building or checking in down a back road away from busier parts of town?

Production Side Effects

How will the by product be handled? The state has strict regulations on how to deal with the left overs. There are no easy solutions on the island for disposal. This is an intensive factory farming operation with stored chemicals. Is there a plan to deal with a vat of spilled fertilizer? The “menu” indicates baked goods, chocolates, and candies. These odors are difficult to mask in production. Will the board of Health now have to be involved?

Noise

There has been no information regarding the onsite generator. This will be a full size 400 – 600 amp generator to maintain growing conditions for valuable plants. The generator would run weekly.

Location, Change of Use and future implications for the building usage and impact on the neighborhood.

Removed from the public transportation system, the business will not be easily accessible to a portion of the customer base that uses public transportation. It is a rural locale used daily by people walking, riding horses and biking and not designed for increased vehicle usage. In the updated application to the MVC – Big Sky clearly states they will be using the building in a much reduced capacity seasonally and not at all in the off-season. The proposed modified building appears to be constructed with expansion for future usage.

Thank you for your time,

Elaine Barse
Chris Egan
34 Dr Fisher Rd.