

## Paul Foley

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**From:** William Coogan [william.coogan@maine.edu]  
**Sent:** Saturday, April 08, 2017 7:44 PM  
**To:** Paul Foley  
**Subject:** Patient Centric Application

204 Pine Hill Road  
West Tisbury, MA 02575  
(Winter mailing address: 84 Victoria Drive, Westbrook, Maine 04092)

April 7, 2017

Martha's Vineyard Commission

Dear Members of the Commission,

Re: Application by Patient Centric to build and operate a registered marijuana dispensary.

My family has lived seasonally (May to November) at 204 Pine Hill Road since 1982. Pine Hill Road was designated a Special Way in 2010. It is a delightfully quiet, rural path that transports those of us who walk it to an earlier time. The occasional passing horse cart reinforces the ambience, and the children on their bicycles add a happy note.

My family home (Map 21, Lot 11) abuts the proposed location of the marijuana dispensary (Map 21, Lot 12).

Patient Centric's proposals interfere with the character of the neighborhood. My concerns and objections are the following:

1) Effect on well water:

All the homes in the area rely on well water. The property in question sits at the base of a terminal moraine, whose jumble of clay, rocks, and so forth makes it difficult to predict how water will be transferred through the aquifer. (My old well failed in 2010, for example, and I had to have three wells drilled before finding one that produced clear, potable water. One well went down 172' before reaching water, and that water was unsuitable for drinking. The well that turned out to be successful was drilled only 100' or so from the deep well, and it struck potable water at 45'.) I am worried about, and I would hope that the MVC would give careful consideration to, and limit the volume of fertilizer waste and run-off that Patient Centric projects will drain into the ground. My reading of Patient Centric's application finds no specific information on volume or nutrient content of such drainage.

2) High intensity light pollution:

Though the application states that glare from the indoor growing area will be minimal or nonexistent, there will be "high intensity lighting illuminating the perimeter and the parking lot." That will have a major negative impact on the quality of life in the surrounding neighborhood. Currently there is no night light at all. Tonight, if we have clear skies, we will see the Milky Way. When high intensity light becomes a reality, everyone in the area will lose a measurable degree of serenity unless there are carefully drawn, permanent restrictions on the

kind of lighting that may be installed. I urge the MVC to mandate that Patient Centric use alternatives to high intensity lights, such as physical hardening of the site—barred windows, burglar proof doors, and so forth. Those substitutes would avoid the negative impact on everyone’s quality of life of the proposed lighting. And if some lighting were still necessary, it could be shaded so that it did not intrude on neighbors or on the night sky. (See, generally, West Tisbury Zoning Bylaw, §8.6-1 et seq.)

### 3) Traffic:

The location of the entrance to the property is not specified in the narrative portion of the application. I assume that there will be a single entrance on Dr. Fisher Road, and not on Pine Hill Road (a Special Way).

Parking for fifteen employees seems extravagant. Surely not all eight “trimmers/processors” will be working at the same time. What seems likely is that, with a projected rate of forty patients per day year round and an unspecified number of additional patients during the summer, the four (plus one handicapped) patient parking spaces will prove too few, and there will be overspill into the employee area. The traffic jams will most likely mean that Patient Centric will soon be back before the ZBA, and perhaps the MVC, asking for a variance for additional parking.

Dr. Fisher Road is a dirt road. At the moment there is no road association able to assess usage fees. Large scale road use—whether in terms of heavy volume (Patient Centric) or heavy truck weights—means damage. A for-profit business should not be able to export its costs to the neighbors. Patient Centric must be required to maintain the road.

### 4) Security/Crime:

Patient Centric must, because of federal legal issues pertaining to bank accounts, operate as a cash business. That means a big metaphorical target will be on the building. I live next door. I have never worried about criminal activity in the area. That will change, not only for me but for our close neighbors as well. Our peace of mind, particularly at night, will be degraded.

Another issue relating to security and crime is the light intensity problem. Note the discussion in #2 above.

### 5) Noise:

The neighborhood is quiet at night. It is peaceful. An all night greenhouse operation will be noisy. Employees will be attending the growing operation at night. For this reason, too, our quality of life will suffer.

In conclusion, Patient Centric’s creation of a marijuana growing, tersting, and distribution facility is nothing short of catastrophic for the surrounding neighborhood. I urge the Commission to reject the application as an unsuitable project for the site.

Thank you for your attention and consideration.

Very truly yours,

William H. Coogan

c: West Tisbury Selectmen