



Martha's Vineyard Commission

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February 6, 2020

Pam Thors
Zoning Board of Appeals
West Tisbury, MA

Re: DRI 618-M3 Marijuana Cultivation Building Modifications

Dear Pam,

The MVC received an application for a modification to an approved Development of Regional Impact (DRI 618-M2) from Geoff Rose on August 29, 2019. The modification entailed changes to one finding and three conditions of the decision, as shown on the attached sheet. It is common practice for Applicants to apply directly to the Commission for modifications, sometimes before the Applicant has applied to the Town, as was the case for this project. The Commission considers whether the modification is of such a scale and/or has Island-wide impact and decides whether a public hearing is necessary. If a public hearing is not necessary, the Commission can also vote to approve or deny the modification at the same meeting.

In this circumstance, the Commission reviewed the submitted materials and determined that the modification application did not warrant a public hearing, and the proposal was subsequently approved at the MVC meeting on September 19, 2019. The Commission received a request for these modifications to be re-reviewed, but it is not in our purview to reconsider anything that has already been decided without changes to the plan, so the approval for those modifications from September 19 stands. It was always recognized that the Town would have the opportunity to also review the application and proposal when the Applicant was ready to submit the information to the Town.

The applicant returned to the Commission last week with an additional amendment to utilize the upstairs space in a slightly different manner than what was approved in 2017. That amendment will be heard by the full Commission on February 6, 2020 at 7:15 pm, at which time definitive action to determine whether the proposal requires a public hearing will be taken. If it is determined that a public hearing is not necessary, the Commission will also vote to approve or deny the modification that same night.

We are aware that the Applicant is before the ZBA for two separate applications: one to allow the cultivation of marijuana for recreational adult use at this site, and one for the modifications to the second floor of the building. The change of use from strictly medical cultivation to include recreational adult use cultivation was handled by the MVC as part of the modifications from last September, and the Town may proceed to issue a decision on that matter. We ask that since the modification to the second floor is still under review at the MVC, the Town wait to act on that application until after an MVC decision has been rendered.

Thank you, and please reach out if you have any further questions.

Sincerely,



Adam Turner

Executive Director

