

DRI 618-M3 Marijuana Cultivation Building - Modification Review

Proposed Modifications to DRI Decision 618-M2 - Medical Marijuana Cultivation Building:

3.1 Project Description, excerpts.

Existing:

- Big Sky Tents would share the first floor with an 1,800 sf storage area. Patient Centric would occupy 1,800 sf of the first floor with their office, laboratory and storage.
- The revised use modifications are for Patient Centric to have a year round cultivation operation and Big Sky Tents to have a seasonal storage area.

Big Sky Tents will no longer be occupying any portion of the building located at 90 Dr. Fisher Road, as they intend to relocate to their own facility at the Airport.

Proposed:

- **Patient Centric would occupy 3,600 square feet of the first floor with their office, laboratory and storage and up to 1,800 sf of limited access cultivation.**

The use of the second floor will remain the same.

5. Conditions

Existing: *7.4 As offered by the Applicant, the cultivation, processing, administration shall be limited to 9 employees.*

Proposed: **7.4 The cultivation, processing and administration shall be limited to 10 employees based on an increase of up to 1,800 square feet of limited access cultivation.**

On August 17, 2017, The West Tisbury Zoning Board of Appeals approved a total of ten parking spaces for the project: nine for Patient Centric and one for Big Sky. Since Patient Centric will occupy the entire building, all parking spaces will be for their use.

Existing: *7.5 As offered by the Applicant, the tent rental business shall not clean dishes, tents, or other rental equipment on this property and the property shall be restricted from any outdoor hanging or drying of tents.*

Proposed: **Removal.** This condition is no longer necessary since Big Sky Tents will not be operating out of the building.

Existing: *8.1 As offered by the Applicant, this application is for the cultivation and processing of medical marijuana only.*

Proposed: **8.1 Cultivation and processing is permitted for both medical and adult use cultivation and product manufacturing based on an increase of up to 1,800 square feet of limited access cultivation.**

In April 2019, the Town of West Tisbury approved a bylaw that permits the cultivation and product manufacturing of adult use (recreational) marijuana in the Light Industrial District, the District in which the building is located.

Patient Centric of Martha's Vineyard is compliant with all other conditions of the original approval.

All cultivation and manufacturing operations will be similar for both medical and adult use. Only the volume will increase. It is projected that adult use cultivation will be approximately 2,000 square feet of canopy, while medical will remain at 1,000 square feet, as restricted by Town bylaw.

Therefore, an increase in staffing will occur in several areas. Below are projected staffing for medical, adult use, and combined:

Employees	Medical	Adult Use	Combined
Cultivation Manager	1	0	1
Cultivation Assistant/Packaging	1	2	3
Trimmers	0.75	1.5	2.25
MIP Staff	0.25	0.5	0.75
Laboratory/Extraction	0.25	0.5	0.75
Security	1	0	1
Executive	0.5	0	0.5
Total:	4.75	4.5	9.25