



Martha's Vineyard Commission

OLD STONE BUILDING • 33 NEW YORK AVENUE
PO BOX 1447 • OAK BLUFFS, MA 02557
PHONE: (508) 693-3453 • FAX: 508-693-7894
INFO@MVCOMMISSION.ORG • WWW.MVCOMMISSION.ORG

June 22, 2021

Benjamin Zachs
Fine Fettle Dispensary
510 State Road
West Tisbury, 02575

Re: LUPC approval of DRI 696 Landscape and Lighting Plans

Dear Ben,

I am writing to inform you that on Monday, June 21, 2021, the MVC Land Use Planning Committee (LUPC) discussed the landscape and lighting plans for 510 State Road (Map 16, Block 101) in West Tisbury, as required by Condition 4.1 of the 2020 MVC Decision for DRI 696. The LUPC voted to approve the Landscaping Plan dated Dec. 4, 2020, as well as the locations and heights of the proposed lighting in the Lighting Plan dated Dec. 4, 2020, further requiring that none of the lighting fixtures will exceed 3,000 Kelvin, and that the final fixture types and specifications will be subject to approval by MVC staff by July 12, 2021.

The LUPC noted that the landscaping at the site was already complete, and that the Applicant had expected to open this week. There had likely been some miscommunication during the change of ownership from Patient Centric to FFD this year, which led to the plans moving forward without LUPC approval. In terms of the lighting fixtures, Commissioners indicated that the final selection should be simpler, rounder, and more traditional in appearance. It was pointed out that the lighting company selected by the Applicant offers other "Period Lighting" options that may be appropriate. Commissioners also noted that the Applicant should be able to open the dispensary prior to the lighting fixtures being installed, since the summer hours will be 9AM-7PM, and the property has infrared cameras for security.

The Town may now proceed with the permitting process.

If you have any questions, or if there is anything we can help with, please let me know.

Sincerely,

A handwritten signature in dark ink that reads "Alex Elvin".

Alex Elvin
DRI Coordinator

cc: Joe Tierney
Pam Thors
Ellen Kaplan