



## Martha's Vineyard Commission

OLD STONE BUILDING • 33 NEW YORK AVENUE  
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INFO@MVCOMMISSION.ORG • WWW.MVCOMMISSION.ORG

July 21, 2021

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

### **Re: LUPC approval of DRI 696 Landscape and Lighting Plans**

Dear Ben,

To follow up on my letter from June 22, 2021, I am writing to confirm that an updated lighting plan for 510 State Road, dated July 15, 2021, has been reviewed by MVC staff and Commissioner Fred Hancock, as requested by the Land Use Planning Committee on June 21, and we have accepted the revisions. The revised plan (attached here) adjusts some of the lighting fixture locations and circuitry, includes additional wall-mounted lights, and shows more visually appropriate fixture types. In addition, none of the fixtures will exceed 3,000 Kelvin in terms of color temperature. With these changes, the LUPC review of the lighting plan is complete, and no further review by the LUPC is required at this time.

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

Sincerely,

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

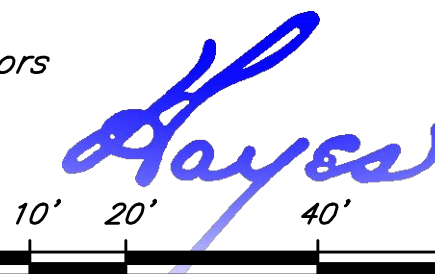
Alex Elvin  
DRI Coordinator

cc: Joe Tierney  
Pam Thors  
Ellen Kaplan  
Fred Hancock  
Adam Turner

# Schematic Site Plan in WEST TISBURY, MASS.

Hayes Engineering, Inc.  
Civil Engineers & Land Surveyors  
603 Salem Street  
Wakefield, MA 01880

Telephone: 781.246.2800  
Facsimile: 781.246.7596  
www.hayeseng.com



Scale: 1" = 20'

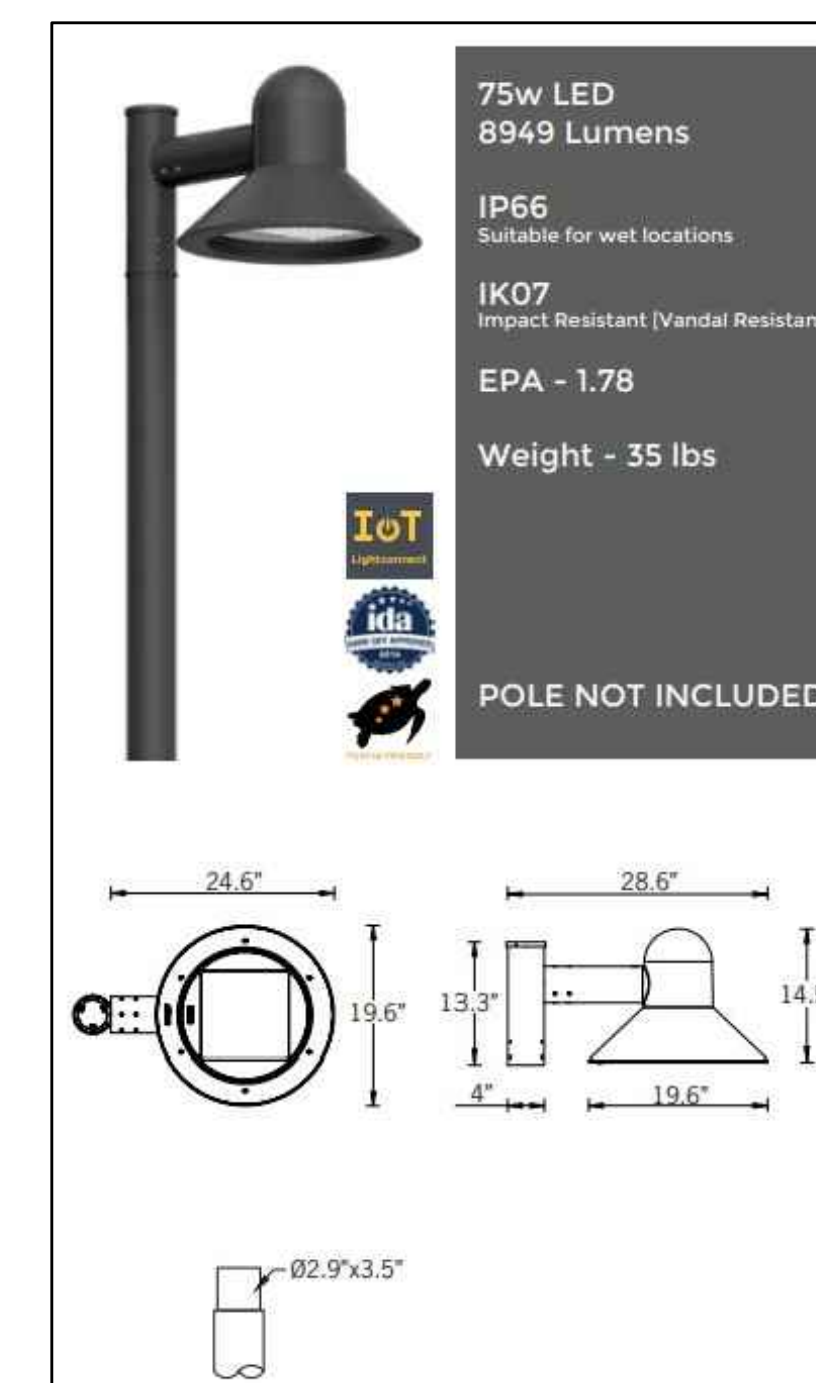
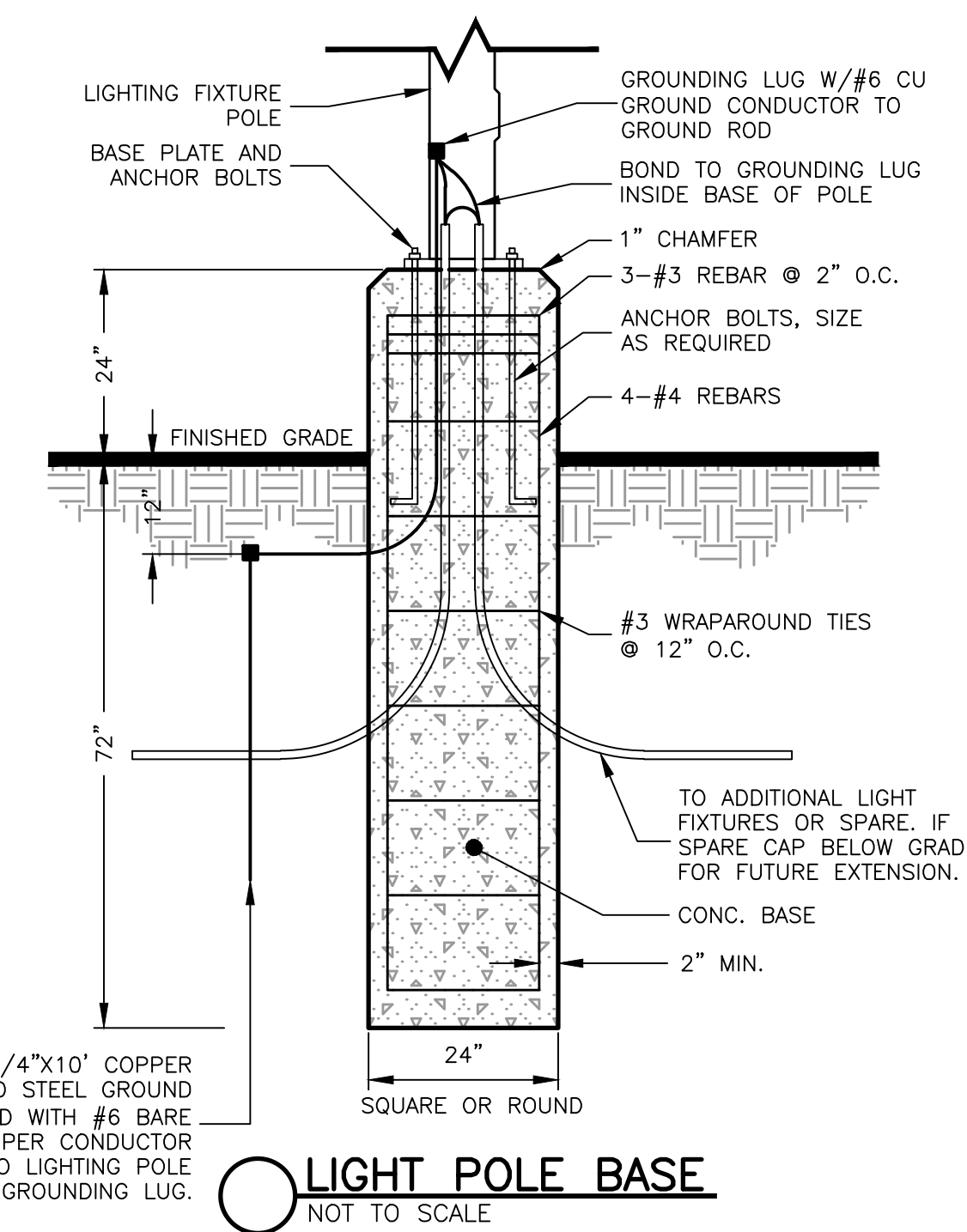


June 29, 2020  
Revised July 21, 2020  
Oct. 14, 2020  
Dec. 4, 2020  
June 28, 2021  
July 15, 2021

## Sheet 3 of 4 - Lighting Plan

### GENERAL NOTES:

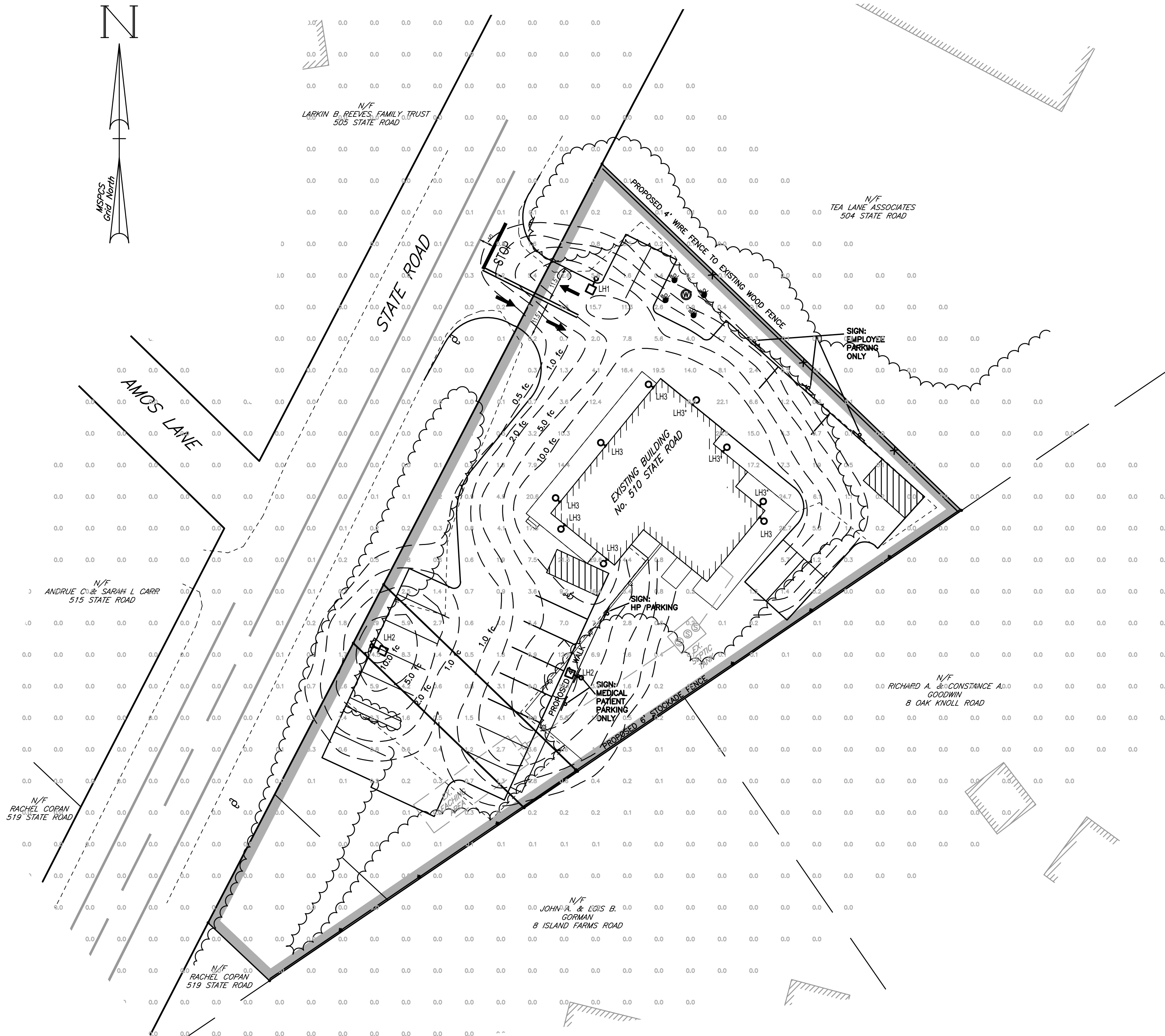
- PROPERTY LINE INFORMATION DEPICTED ON THIS PLAN IS A COMPILATION OF RECORD PLAN AND DEED INFORMATION AND A NON-RECORD PLAN TITLED, "SKETCH PARKING PLAN" BY VINEYARD LAND SURVEYING & ENGINEERING, INC. DATED OCTOBER 10, 2019 AND IS NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. BOUNDARY INFORMATION DEPICTED HEREIN IS APPROXIMATE ONLY.
- BUILDING LOCATIONS DEPICTED ON THIS PLAN TAKEN FROM THE ABOVE RECORD PLANS AND MASSGIS 2-D LIDAR BUILDING LOCATIONS AND ARE NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC.
- THE PURPOSE OF THIS PLAN IS TO IDENTIFY THE EXTENTS OF THE PROPOSED PARKING, LANDSCAPING AND LIGHTING FOR THE PROPERTY.
- THE PERMANENT STRUCTURES DEPICTED HEREIN ARE APPROXIMATELY LOCATED ON THE GROUND AS SHOWN. THEY EITHER CONFORMED TO THE SETBACK REQUIREMENTS OF THE LOCAL ZONING ORDINANCES AT THE TIME OF CONSTRUCTION, OR ARE EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER M.G.L., TITLE VII, CHAPTER 40A, SECTION 7.
- THE WAY BISECTING THE PARCEL IS TO THE BENEFIT OF THE LOCUS PARCEL ONLY PER A LEGAL OPINION PROVIDED BY THE PROPERTY OWNER'S COUNSEL STATING THAT NO OTHER PARTY OF RECORD HAS RIGHTS IN THE WAY.



LIGMAN HAMILTON UHAM-20002  
NOT TO SCALE



LIGMAN HAMILTON UHAM-30002  
NOT TO SCALE



**PHOTOMETRIC LEGEND:**  
DENOTES ISOFOOTCANDLE LEVEL 1.9  
DENOTES ISOFOOTCANDLE LINE

**GENERAL LIGHTING NOTES:**  
ILLUMINANCE VALUES SHOWN ARE PROPOSED MAINTAINED HORIZONTAL FOOTCANDLES ON LEVEL GRADE.  
PHOTOMETRIC ANALYSIS DOES NOT CONSIDER ANY EXISTING ILLUMINANCE, SHADOW OR REFLECTED LIGHT FROM EXISTING OR PROPOSED OBJECTS AND GRADE DIFFERENCES.  
HORIZONTAL ILLUMINANCE LEVELS SHOWN ARE CALCULATED FROM DATA PROVIDED FROM MANUFACTURER IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.  
ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO SEVERAL FACTORS SUCH AS LAMP LUMEN DEPRECIATION, LUMINAIRE DIRT DEPRECIATION, LUMINAIRE SURFACE DEPRECIATION, AND EQUIPMENT OPERATING FACTOR.  
CONTRACTOR TO VERIFY ALL UTILITIES BEFORE CONSTRUCTION.

LUMINAIRE SCHEDULE				
CALLOUT	SYMBOL	DESCRIPTION	VOLTS	QUANTITY
LH1		LIGMAN HAMILTON, 12' HEIGHT UHAM-20002-75w-T2-W30-120	120V	1
LH2		LIGMAN HAMILTON, 12' HEIGHT UHAM-20002-75w-T3-W30-120	120V	2
LH3		LIGMAN HAMILTON, 9' HEIGHT UHAM-30002-75w-T4-W30-120	120V	9

WALL LIGHTING NOTE: THE THREE (3) LH3 LIGHTS ON THE NORTHEASTERLY BUILDING FACE, ADJACENT TO TEA LANE ASSOCIATES, DENOTED WITH AN ASTERISK (\*) SHALL BE CIRCUITED SEPARATELY FROM OTHER SITE LIGHTING AND DIMMABLE.