

June 22, 2020

To the Martha's Vineyard Commission;

I appreciate the opportunity to be heard at last's weeks hearing for the change of use at the Patient Centric facility in West Tisbury.

Upon reflection after the meeting, I would like to pose a number of questions to the Commission and reiterate the inappropriateness of this venue for the sale of recreational marijuana.

There are two categories of impact (with subsets) that should be of concern to the Commission:

1) **Environmental :**

-Noise: the hours of operation and number of people potentially in the environment, after what would be normal business hours, will be a disturbance for the homes in the vicinity and potentially for those who work at nearby businesses in the evening. Imagine if someone is impatient, as people get in the high season, and start honking so other vehicles move faster! As I noted in the meeting, my husband and I can already hear any conversation that goes on outside the building at that location.

-Flow: there is already an palpable increase of traffic (even with Cronig's closed and lower visitor rates) on State Road at this location. With the proposed number of appointments, the increase of number of cars entering and exiting the location will be exponentially increased. The traffic studies that have been done are not really applicable to our rural and mixed use business district. **Has the Commission done an actual site visit with the parking plan in hand to see and feel what this impact could be and the overly optimistic lay out of that parking plan?** This is a very small lot. The kind of traffic a recreational marijuana shop generates means cars will be entering and leaving the parking lot throughout the day. According to their own study, Patient Centric suggests a peak traffic rate of 51 end trips per hour. There is not enough room in this lot to accommodate this volume of traffic

in and out. Look at the parking layout and how cars will have to back up and maneuver in this small space. It's too tight.

-Safety:Has the Commission researched how many accidents (pedestrian, cycle and auto) there have been over the last three years? As Craig Minor noted, there was a cycle incident just last week. There is also the security issue of those who work evenings which was noted by Tea Lane Associates. I also feel as a direct abutter, I would not feel comfortable using parts of my own property in the evenings due to the increased traffic after 5, especially in the winter months.

2) Aesthetic:

What will the impact be on the look and feel of what has been sensible development ,up to this point, in our mixed use district with this change of use? Intentions are meaningless. Actions are not. **What will the detail and commitment for a site aesthetic and landscaping?**

My husband and I have lived here for 21 years , appreciating the nature of how life flows in West Tisbury. The need for a medical dispensary is understandable, especially for those up-island patients who have difficulty getting around. The need for a recreational sales point is not. There will be a store in Tisbury. This location will not prove a hardship for those kind of sales and visitors who will disembark nearer to that location.

What is the underlying motivation for the need for this kind of use here in West Tisbury? Good for the community? I think not!

Respectfully,

Constance Goodwin

Richard Cascarino