Martha's Vineyard Commission
DRI # C.R. 1-2021 Main Street Medicinals
MVC Staff Report – Feb. 10, 2021

1. DESCRIPTION

1.1 Applicant: Noah Eisendrath, Main Street Medicinals LLC
1.2 Project Location: 65 Mechanic’s Street, Tisbury, Map 22, Block A, Lot 18.1
1.3 Proposal: Renovation and expansion of a commercial structure for use as a medical marijuana dispensary and recreational marijuana establishment.
1.4 Zoning: Business District (B2)
1.5 Local Permits: Planning Board Special Permit for marijuana cultivation and sale
1.6 State and Federal permits: MA Cannabis Control Commission Provisional License
1.7 Surrounding Land Uses: Commercial uses, including light industry, retail, office space, restaurants, markets; Town property, including Park and Ride
1.8 Project History: Main Street Medicinals LLC includes founders Noah Eisendrath and Nicholas Catt, along with Brendan McKee, Josh Silver, and Joshua Ferranto of Silver Therapeutics Inc. Silver Therapeutics currently operates a recreational marijuana establishment in Williamstown, MA.
1.9 Project Summary: The property includes a 4,900 ft² sheet metal building currently occupied by an auto repair shop. The building would be renovated with 2,500 ft² serving as a marijuana cultivation area (the maximum area allowed under the Tisbury bylaw); 1,000 ft² for processing and testing, including a laboratory and commercial grade kitchen; and 1,400 ft² of retail space. In addition, an existing loading dock area will be replaced with a 600 ft² façade for the retail space. The facility will produce and sell marijuana and marijuana-infused products for medical and recreational use. Security at the site will include cameras, remote monitoring, alarms, onsite security personnel, a sally port, access control vestibules, and other protocols for customer entrance. The applicant has received a Host Community Agreement from the Town of Tisbury.

2. ADMINISTRATIVE SUMMARY

2.1 DRI Referral: January 16, 2021
2.2 DRI Trigger: 3.1f (change of use/intensity), 3.1j (high traffic generator)
2.3 LUPC: February 8, 2021
2.4 Site Visit: Not scheduled
2.5 Public Hearing: Not scheduled

3. PLANNING CONCERNS

3.1 Zoning and regulation

Tisbury has adopted bylaws related to registered marijuana establishments (RMEs), and registered marijuana dispensaries (RMDs), which are allowable under special permit. The initial special permits for RMEs and RMDs are valid for one year, with the option of applying for renewal. The renewal permit is valid for five years and can also be renewed. The applicant has outlined how it will comply with the
various criteria for obtaining a special permit, and has proposed additional restrictions related to the advertisement, marketing, and branding of products.

3.2 Environment

Wastewater: The property is within the Tashmoo Pond watershed and has a septic system. The proposed wastewater flow would be reduced from 210 to 190 gallons per day, although MVC staff has not received any details about how much nitrogen would be applied in the cultivation area. The applicant has stated that the current septic system has passed inspection and is appropriately sized for the proposed uses.

Prior/current uses: A 2021 Phase 1 Environmental Site Assessment by Green Environmental Inc. on behalf of the applicant noted the use of motor oil, brake fluid, and other substances associated with the auto repair shop, but found no evidence of recognized environmental conditions (RECs) in connection with the property.

Energy: The building is currently heated by propane.

3.3 Persons and property

Traffic and transportation: Traffic counts along State Road in the vicinity of Mechanic’s Street were conducted in late August 2010. Two-way traffic consisted of about 1,100 vehicles in the afternoon weekday peak hour. Based on a 1.7% annual growth factor assumed for traffic counts in general, that figure would now be around 1,400. According to the applicant’s traffic consultant, the proposed facility is projected to create 27 new trips during the weekday afternoon peak hour, or less than 2% of the total on that part of State Road. Accounting for the loss of 17 trips associated with the existing auto repair shop, the net total for the dispensary/RMD during the weekday afternoon peak hour would be about 10 trips.

The site currently has 30 parking spaces, including some along Mechanic’s Street. The applicant has stated that employees will be issued discounted bus passes and encouraged to park offsite, and that bike racks will be installed on the property.

Economic impacts: The applicant intends to hire up to 40 employees, including managers, sales agents, drivers, and others, and has stated a commitment to hiring on-Island workers wherever possible. Employees would receive training through the MA Cannabis Control Commission, either onsite or remotely. The applicant also intends to utilize local businesses for construction. The proposed hours of operation are 10AM–8PM, seven days a week, with about 12 employees per shift (six for cultivation and five or six for retail).

Safety and health: The applicant has prepared consumer and patient education materials and has offered to work with the Town to monitor and mitigate potential health impacts related to marijuana consumption. Health measures would also include labelling and packaging to comply with state and local requirements, and efforts to support substance abuse education and prevention programs. The applicant has not specified what those programs would be.
**Night lighting:** The applicant has provided a preliminary lighting plan with downward shielded area lighting in three locations around the building, and downward shielded parking lights at 10 locations around the parking areas. Security cameras proposed for the site will have infrared technology, which may allow for lower lighting conditions, although the applicant has stated that the minimum amount of lighting for safety and security will be provided.

### 3.4 Housing

There is no proposal to offer employee housing, although the Host Community Agreement between the applicant and Town of Tisbury requires that the applicant contribute $25,000 per year to the Tisbury Affordable Housing Committee. The required contribution would increase 2.5% annually.

### 3.5 Municipal services

The applicant has stated that the Town could receive up to 6% of the projected annual retail income associated with the business, through the 3% local sales tax option and the additional Host Community Agreement impact fee of up to 3%. Annual revenues are projected at $6–$8 million, so Town receipts could fall in the range of $300,000–$480,000.