

August 10, 2022

To the West Tisbury Zoning Board of Appeals,

On May 12, we wrote a letter to the Martha's Vineyard Commission on behalf of Tea Lane Associates agents and brokers. No one in our office objected to eliminating any of the conditions in Fine Fettle's special permit other than the parking lot attendants. We felt this one condition was important.

We see that the MVC has approved all of Fine Fettle requests, including removal of the parking attendants. Before the ZBA concurs and removes this condition, we want to update our past letter and place the following information on record:

In July we have had three instances of usage of our parking lot by Fine Fettle customers during our working hours. Two were contractor trucks where the drivers parked in our lot and started to walk across to Fine Fettle. In one case, the driver moved their truck when we requested this, in the other case, they chose to ignore us and did not. We also had two men on mopeds smoking product in a corner of our parking lot after leaving Fine Fettle. They left when we asked them to. All of these drivers clearly knew they were not in the correct lot. These individuals would not have been deterred by signage.

When we wrote initially, the incidents were less frequent (roughly once a month) and minor. Summer is a more trafficked time and, with Sunday hours and the elimination of an appointment requirement, we are concerned that these instances, which increased in July, will increase further. We do not believe that the burden should be on those of us who work at Tea Lane Associates to approach trespassers and make sure our lot is not used. We are aware however, that if we do not approach them and ask them to move their trucks or not smoke here, we risk having this problem increase as others may get the idea that this is okay. Note also that Tea Lane Associates does not have regular Sunday hours. Once Sunday is added to the dispensary schedule, if their parking attendants are removed there will be no supervision on Sunday of either lot.

We are an office that consists almost entirely of women. While we have been approaching trespassers politely, we want to avoid interactions that have the potential to become hostile. This was never a concern before the dispensary.

The exposure to risk should not fall on us. We request that the dispensary parking attendants remain at least through the summer season and also on Sundays. If all goes well, this final condition can then be removed.

Sincerely,

Abby Rabinovitz and Leslie Pearlson

Co-owners, Tea Lane Associates

504 State Rd., West Tisbury