



Town of West Tisbury
BUILDING & ZONING INSPECTOR
West Tisbury, Massachusetts 02575

December 15, 2020

West Tisbury Zoning Board of Appeals
P.O. Box 278
West Tisbury, Ma 02575

Re: 510 State Rd.- Dispensary Parking Plan Review- Revised

Dear ZBA Members,

I have reviewed the revised parking proposal for 510 State Rd., dated December 4, 2020. See below comments:

Zoning Review:

Adequacy- Section 8.2-1

1. Dwelling Unit Parking- Required Spaces-(2) Provided Spaces- (2). Meets Section 8.2-1(A)
2. Employee Parking- Required Spaces- (1) Space per employee for peak employment.
Max. Daily Employees- (8)
Employees Spaces provided- (3)

Mr. Rose indicated he will be utilizing a ride share program where the one of the 3 employees onsite would pick up the additional 5 employees and no more than 3 employees spaces would be needed.

3. Anticipated Peak Clientele- Peak Maximum Cliental- 24/Hr @ 9hrs or 216 Max/Day
By Appointment Only. Anticipates 15min/Appointment.
4. Spaces provided- 1-Handicap, 9-Customer, 4-Medical, 3-Employee

Location, Design and Landscaping- Section 8.2-2

1. Location- the parking is located to the sides of the principal structure. The plan appears to meet Section 8.2-2(D) of the bylaws.
2. Design- total parking has increased from (20) to (22) from the previous plan. Parking lots of eight spaces or more shall be screened from public view by buildings or vegetation and one shade tree per (8) spaces. The existing shade trees on the property appear to meet the above requirement. See attached Plant Analysis Spread Sheet.

Based on the initial plant size and growth rate, I estimate it will take approximately 3 years for the proposed plantings to attain a size that would adequately screen the parking area as required by Section 8.2-2(E).

Lighting- The revised lighting plan did not include the suggested external glare shields and 3000K light temperature.

Pole mount- Proposed Lithonia DSX-1 Wall mount- Proposed Lithonia KAXW 5000K.

I would again suggest the following options for the proposed pole light fixtures-

1. Color temperature- 3000K
2. External glare shield

I would again suggest the following options for the proposed wall mount fixtures-

1. Color temperature- 3000K
2. External glare shield

AAB (Architectural Access Board) review-

Number of spaces required- Provided (1) Required (1)

Width of Space- Provided (1) Required (1)

Access Aisle- Width 8'. Width required- 8'

Feel free to contact me if you have any questions.



Joseph K. Tierney, Jr.
Inspector of Buildings
Town of West Tisbury

Cc: Planning Board

510 STATE RD.: PLANT ANALYSIS					
PLANT TYPE	SIZE	INITIAL SIZE	GROWTH RATE/YR	MATURE HEIGHT	
Arborvitae: Emerald Green	5 GAL	3'-4'	12"	12'H X 3' W	
Boxwood: Green Velvet	3 GAL	1'-3'	<12"	2'-4'H X 2'-4'W	
Birch: Paper	1 1/2"	10'-12'	13"- 24"	50'H	
Juniper: Spartan	3-3.5'	3-3.5'	12"-18"	15'-20'H	
Viburnum: Winterthur	18"-24"	18"-24"	SLOW	5'-12'H	
Calamagrostis: Reed Grass	3'	3'	MEDIUM	5'	



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P.O. Box 278
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Re: 510 State Rd.- Dispensary Parking Plan- Summary

Dear ZBA Board Members,

I have reviewed the revised parking proposal for 510 State Rd., dated December 14, 2020. The review also includes landscaping and lighting as specified in Section 8.2 Parking. I have attached the review along with a landscaping analysis. See below for primary comments:

Employee Parking- Required Spaces- (1) Space per employee for peak employment. Section 8.2-1(C)

Max. Daily Employees- (8)

Employees Spaces provided- (3)

Employee parking does not appear to meet the requirements of Section 8.2-1(C) however, Mr. Rose indicated he will be utilizing a ride share program where the one of the 3 employees onsite would pick up the additional 5 employees and no more than 3 employees spaces would be needed.

Anticipated Peak Clientele- Peak Maximum Cliental- 24/Hr @ 9hrs or 216 Max/Day
By Appointment Only. Anticipates 15min/Appointment.

Peak Clientele Parking provided- (14) Estimated 6 customers every 15min.

Based on the above there should be sufficient parking to meet the anticipated peak cliental.

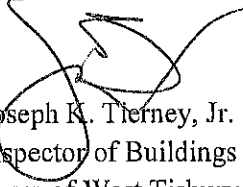
Landscaping- Based on the initial plant size and growth rate, I estimate it will take approximately 3 years for the proposed plantings to attain a size that would adequately screen the parking area as required by Section 8.2-2(E).

Lighting- The revised lighting plan did not include the suggested external glare shields and 3000K light temperature.

It has also come to my attention that this Site Plan was required to be referred to the Planning Board under Section 9.2-1(D). Since it was not, this plan should now be referred to the Planning Board for comment under their Site Plan Review function.

Feel free to contact me if you have any additional questions.

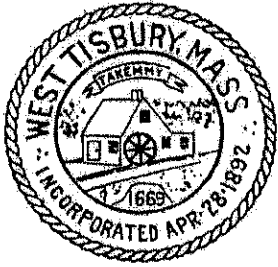
Sincerely,



Joseph K. Tierney, Jr.
Inspector of Buildings
Town of West Tisbury

Cc: Planning Board

Be advised appeals of orders, decisions, determinations and failures to act made by any local agency or any person or local agency charged with the administration or enforcement of the West Tisbury Zoning Bylaws or any of its rules and regulations shall be addressed by the West Tisbury Zoning Board of Appeals. WTZBA appeals shall be filed within 30 days of the violation.



Town of West Tisbury

PLANNING BOARD

P. O. Box 278

West Tisbury, MA 02575-0278

508-696-0149

planningboard@westtisbury-ma.gov

December 30, 2020


Joe Tierney
Building and Zoning Inspector
P.O. Box 278
West Tisbury, MA 02575

Dear Joe:

At our meeting of December 28, 2020, the board reviewed a referral from the Building and Zoning Inspector for a parking application from Patient Centric on the property located on Assessor's Map 16, Lot 101, 510 State Road. The board made one suggestion which was that a bicycle rack be included in the layout. The board voted to offer they had no opinion on the project and referred the application back to the B&Z Inspector and the ZBA.

Thank you.

Sincerely,


Virginia C. Jones, Chairman

