

To the West Tisbury Zoning Board of Appeals;

We are the direct neighbors of Patient Centric at 510 State Road. We work next door at Tea Lane Associates. All of us are year round island residents and three of us have chosen to raise our families in West Tisbury. As members of this community, we have expressed concern about Patient Centric's press to add the sale of recreational marijuana to their dispensary's sale of medical marijuana.

Our concern is that the location 510 State Road in the West Tisbury mixed business district, which encompasses private residences, businesses, town essential services (fire and police department) and a school, is not sensible or appropriate for the sale of recreational marijuana considering the level of traffic, demand, and business at recreational marijuana dispensaries and liquor stores.

We understand that the increased revenue for the Town of West Tisbury is an attraction but we ask that the Town of West Tisbury undertake this change to the tenor and traffic of the neighborhood with care and consideration to the homes, schools, businesses, and community members that live and work nearby. We are concerned for the peaceful rural feeling that we hold dear in West Tisbury.

To that end, we focus on the following questions and recommendations:

Why would the Town of West Tisbury allow a non-essential business (recreational marijuana) to operate in a neighborhood with family homes after dark? And why are there Sunday hours?

Evidence indicates that existing recreational marijuana shops off island generate significant traffic and lines of customers at all hours and days of the week.

Patient Centric is proposing recreational sales Sundays and during expanded hours. It bears repeating that only three businesses in the mixed business district have Sunday hours and, of these, Cronig's and Conroy's are essential businesses and do not abut residences. The third

business, Vineyard Gardens, abuts residences but closes retail operations during the off-season, reducing the impact on abutters.

Our requests in order to minimize the disruption to neighboring businesses and homes in regards to safety and quiet enjoyment of evenings and Sundays are as follows:

- 1) **NO SUNDAY HOURS:** 510 State Rd. abuts two homes in the neighboring Island Farm residential neighborhood. **Recreational marijuana is not an essential service.** Why is it so important that a recreational marijuana business be open throughout the year on Sunday at the expense of residential neighbors? These hours will impact the quiet enjoyment of homeowners outside the mixed business district and there is no precedent for it.

- 2) **WEEKDAY/SATURDAY HOURS:** We propose that the dispensary close on Monday -Saturday at 6PM (EST) and 7 PM (DST). Their current proposal of 7 PM (EST) and 8 PM (DST) on Friday and Saturday continues operations after sunset during weekends for a significant portion of the year. **For security reasons, we do not want a high traffic business operating next door to us after dark.** We believe that the closing times we are proposing are more generous than those of other businesses in the area, with the sole exception of Cronig's, which is an essential business and in a category of its own.

- 3) **BY APPOINTMENT ONLY:**
 - a) **No Walk-in Appointments**

Customers who arrive without an appointment should not be allowed to book one. The current Patient Centric proposal allows for a customer to book an appointment on site. It reads:

"If a Customer/Patient Does Not Have an Appointment: Should a customer/patient arrive at PCMV's facility without an appointment,

either on foot or by vehicle, they will be granted access if an appointment time is available.

This was discussed at the last ZBA meeting. Patient Centric expressed the view that the impact of this policy would be minimal. As abutters, we disagree. None of us know what the demand will be at this dispensary. If walk-in appointments are so loosely defined, there is more likelihood of a pile up, traffic congestion and lines on this very small nonconforming lot. There is no reason to take this risk at our expense. Instead, require customers to simply call or book ahead.

This is a small island and expectations are important. We believe that the current policy will encourage traffic to the site and defeats the purpose of by-appointment only. **“By-appointment only” should be clearly defined not to include walk-in traffic. In addition to website and advertising, the signage on-site should clearly specify by-appointment only.**

b) No Removal of Appointment-Only for First Year of Operations:

The Martha’s Vineyard Commission decision specifies six months after commencement (including July and August) before the terms of their decision (operating procedures) can be modified. We are asking the West Tisbury Zoning Board of Appeals to require a full year of operations before the applicant can apply to change operating procedures, such as sales by appointment-only, hours of operation, numbers of appointments per hour, engagement of a parking attendant etc.

Tea Lane Associates appreciates the MVC requirement that there will be at least one parking attendant at Patient Centric at all times to monitor customers and make certain traffic does not overflow onto our abutting lot. We do not want to renegotiate this in six months.

We ask that you give Patient Centric the opportunity to apply to remove appointment-only operations and modify other operational safeguards once we have a full year of data but not before.

Please consider the neighboring homes and businesses as decisions are made as to the hours and scope of operations of the non-essential aspect of Patient Centric's business.

Respectfully,

DocuSigned by:



378F9FAB01EC446...

Meg Bodnar

9 Locust Lane

Aquinnah MA 02535

DocuSigned by:



0A14794F86F047C...

Jessica Bradlee

27 Hemlock Lane

Vineyard Haven, MA 02568

DocuSigned by:



387AD06030DC431...

Alexis Holden

20 Hinckley Circle

Vineyard Haven, MA 02568

DocuSigned by:



301306BDB0C4F1...

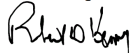
Michelle Kelly

Box 1869

385 Shubael Weeks Path,

Vineyard Haven, MA 02568

DocuSigned by:



2BE078322AF4409...

Robert Kenney

6 Jethro Lane

Chilmark, MA 02535

DocuSigned by:

Elissa Lash

C2FD0B7C0DB6428...

Elle Lash
145 Otis Bassett Rd,
West Tisbury, MA 02575

DocuSigned by:

Jill Napior

8F709C45A354C1...

Jill Napior
26 old courthouse road
West Tisbury, MA 02575

DocuSigned by:

Leslie D Pearlson

5763B9530943414...

Leslie D. Pearlson
217 Barnes Road
Oak Bluffs, MA 02557

DocuSigned by:

Lisa Pyden

6C35D98BFE3E401...

Lisa Pyden
4 Penny Lane
P.O. Box 3286
Edgartown, MA 02539

DocuSigned by:

Abby Rabinovitz

D1890F8884F448A...

Abby Rabinovitz
6 Hickory Lane
Chilmark, MA 02535

DocuSigned by:

Bob Righter

FD112B851CED498...

Bob Righter
32 June Ave,
Oak Bluffs, MA 02557

DocuSigned by:

Selena Roman

D7C4CFDC1A81457...

Selena Roman
20 Alberts Pond Lane
West Tisbury, MA 02575

DocuSigned by:

Heidi Vanderhoop

415F89617E748C1...

Heidi Vanderhoop
4 Church Street , Aquinnah, MA 02535

