

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

October 22, 2020

West Tisbury Zoning Board of Appeals  
Attn: Pam Thors- ZBA Administrator  
P.O. Box 278  
West Tisbury, Ma 02575

Re: 510 State Rd.- Dispensary parking plan

Dear Pam,

Per your request have reviewed the parking proposal for 510 State Rd. See below comments:

Zoning Review:

Adequacy-

1. Dwelling Unit Parking- Required Spaces-(2) Provided Spaces- (0)
2. Employee Parking- Required Spaces- (1) Space per employee for peak employment.  
Provided Spaces- (3) Employee spaces provided.
3. Anticipated Peak Clientele- Max- 480 per day  
Spaces provided- 1-Handicap, 12-Customer, 4-Medical, 3-Employee

Location, Design and Landscaping-

1. Location- the parking is located to the sides of the principal structure. It appears that the parking spaces have been increased from (4) to (7) on the street side, from the last approved plan. The plan appears to meet Section 8.2-2(D) of the bylaws.
2. Design- total parking has increased from (11) to (20) from the last approved 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. While the existing shade trees on the property meet the above requirement, the choice of street side plantings will not adequately screen the parking from public view. Section 8.2-2(E) See below description of proposed landscaping.

3. Landscaping- the proposed landscaping plan includes a combination of arborvitaes (16), boxwoods (64) and paper birch (8). The mature height of these are listed below:
  1. Arborvitaes- 12H x 3'W
  2. Boxwood- 2'-4'H x 2'-4'W
  3. Paper birch- 50'H

Lighting- the lighting plan proposes both pole mount and wall mount LED fixtures. See below comments:

1. Pole mount- Proposed Lithonia DSX-1 no other specifications were provided.

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

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

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

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

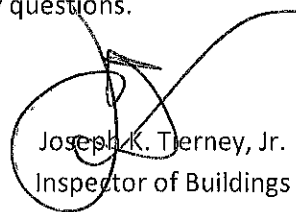
AAB (Architectural Access Board) review-

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

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

Access Aisle- Width is 8' however, plan shows access aisle overlaying the required 60" x 60" ramp landing zone. This may require a variance from the AAB.

Feel free to contact me if you have any questions.



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