

**Wiseacre Farm Annual Report  
for the Year 2023**

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# **Wiseacre Farm Annual Report for 2023**

Wiseacre Farm, Inc. is pleased to submit this Annual Report to the Town of West Stockbridge in accordance with the 2022 Host Community Agreement (“HCA”) between the parties.

## **Highlights From 2023**

- Successfully obtained all state and local permits required to operate.
- Transferred operations to our larger multi-million-dollar facility in town.
- Paid the agreed upon 3% Community Impact Fee to the Town of \$3,554 for 2023. We expect this to increase to over \$90,000 for 2024 based on preliminary harvest figures.
- Completed the largest commercial real estate project in Town in record time, increasing the Town’s real estate tax base by \$6,395.48 as the property’s assessment increased by over 270%.
- Planted 60 trees and 200 Sweet Autumn Clematis (*Clematis terniflora*) in compliance with the HCA and Special Permit.
- Created 39 local jobs with 10 employees from West Stockbridge.
- Spent over \$40,000 at local vendors in West Stockbridge.
- Helped jump start the beloved West Stockbridge Zucchini Festival with a donation of \$10,000.

## **Narrative:**

In 2023 the new Wiseacre Farm at 42 Baker Street was built and made operational, utilizing numerous local tradespeople including Danny Armstrong, Troy’s Garage, Baldwin’s True Value Hardware, Berkshire Bank (first Cannabis Account), The Public Market, Amici, Six Depot and Truc’s Orient Express. To accomplish this, we were required to attain a variety of permits and licenses, prior to undergoing and passing several inspections.

At the State level Wiseacre Farm successfully attained a Tier 11 outdoor cultivation license with the Cannabis Control Commission (CCC). As part of this process, we were required to comply with an extensive list of requirements governing security, the layout of our physical plant, the establishment of a verifiable and monitored virtual inventory with seed to sale tracking via the state-mandated system (METRC). Additionally, we worked to achieve energy standards, uphold staffing diversity, make charitable giving to areas of disproportionate impact from the drug wars, and maintain good standing with the Departments of Revenue, Labor (Unemployment Assistance) and the Secretary of State. We are obliged to actively prevent any transfer of our product outside of the monitored and tracked system established by the State and overseen by the CCC with a special emphasis on assuring that there is no transfer of any of our crop to minors, or anyone outside of the highly regulated chain-of-custody required by law. All of this was required to be in place prior to our ability to commence operations and has and will remain operational for the duration.

As a State-licensed Cannabis Cultivator, Wiseacre Farm was required to pass several scheduled examinations in addition to being prepared for surprise inspections at any time. We had one surprise inspection *on our first day of harvest*.

On the local level, Wiseacre successfully negotiated and complied with the Host Community Agreement as agreed to by the Board of Selectmen as well as petitioning and receiving a Special Permit from the Planning Board whose order of Conditions we complied with. We were required to seek and comply with a Building Permit as administered by the Building Inspector, a Septic and Well Permit as administered by the Board of Health. We were required to attain electrical, mechanical, fire and safety inspections by the relevant authorized Town Inspectors. We have provided the Police Chief with the details of our security system and operations and have opened our doors whenever requested to the Police Chief, the Fire Chief, and any officers interested in visiting our facility. We also received a negative determination for our project from the Conservation Commission, meaning that our design and the work performed was judged to have no adverse effect on any jurisdictional wetlands or buffer zones. We also were required to attain a driveway permit from the Highway Department.

As part of our local control permits, we sunk our field between 6 and 25 feet below the grade of Baker Street to provide visual and airflow separation from the public way. This required us to excavate and move 30,000 cubic yards of earth at great expense. We installed our extensive security fence, including a state-of-the-art monitoring system with both visible light and infrared cameras as well as our security monitoring and alarm system which is backed up and monitored by a third party as required by state law.

We planted 60 six-foot-tall trees for screening as well as two large caliper fast-growing Dawn redwoods (*Metasequoia glyptostroboides*<sup>1</sup>) specifically placed to screen our project from the view of our only abutting neighbor, who lives in Richmond. We planted the first 200 Sweet Autumn Clematis plants to eventually add the smell of jasmine to our site in September and October when the flower odor from our crop is at its most noticeable. Any slopes that were disturbed to reduce the visual and odor impact of our project on the surrounding area were successfully stabilized with native plants and grasses.

After we successfully complied with all the locally administered controls to our project, we received permission from the CCC to commence our operations in late June of 2023 and we were able to rapidly plant our main field by the first week in July. Our artisanal plantings could not be completed until August. It is important to note that if Wiseacre Farm had not been waiting for its HCA to be approved by West Stockbridge, we would have planted in late May. Were it not for a complaint by a single household on Baker Street regarding the routing of National Grid's poles, a complaint which held no basis in fact and for which the complainant lacked standing to make, we would have planted sometime in June.

This timing is critical as cannabis flowers and generally matures in around 60 days. This means that harvest should be occurring both as the fall-blooming clematis is peaking and prior to most of the deciduous forest having gone dormant and lost its canopy cover. Both of those natural elements are an integral part of the odor mitigation strategy. Going forward, we expect this

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<sup>1</sup> [https://en.wikipedia.org/wiki/Metasequoia\\_glyptostroboides](https://en.wikipedia.org/wiki/Metasequoia_glyptostroboides)



simple step of an earlier planting schedule will increase odor mitigation efficacy as more of the harvest will be completed sooner, in conjunction with the most powerful natural mitigation processes. Trees with leaves provide a better barrier to wind and odor movement, absorb more volatile compounds and themselves have fragrances that help offset the cannabis aroma.

Much as the planting was delayed by outside forces, likewise, so too was the harvest. Once we finally had electrical service, and despite these delays, we were able to successfully harvest a solid crop of sun grown Cannabis which is spoken for and currently awaiting pickup from our secured and monitored storage, prior to processing and distribution in 2024 by the licensed entity that purchased our crop.

As promised in the agreed upon Host Community Agreement, Wiseacre Farm donated \$10,000 to the newly reinvigorated and amazing Zucchini Festival which we have been assured was of critical importance to the successful conduct of the festivities. We spent tens of thousands of dollars in local shops like Baldwin's Hardware, The Public Market, Six Depot, Troy's Garage, Truc's Orient Express, and Amici. We transferred our banking to the West Stockbridge branch of Berkshire Bank, the bank's first corporate Cannabis account and a feather in the cap of our town branch. We supported local trades as well by contracting with Williams Paving, Danny Armstrong Metal Fabrication and Andrew Fudge's dehumidification services.

We created 39 jobs filled by a diverse group of excellent people. Ten of our workers reside in West Stockbridge. Eighteen of the jobs were filled by women. Seven of the jobs were filled by people of color and we have a wide diversity of gender identities, age groups, socioeconomic levels and religious affiliations represented in our workforce. We are proud to note that in the filings required for our license renewal with the State, our compliance and licensing consultant, a respected statewide operator, informed us that among all of their clients Wiseacre Farm is the first and only licensed operator they have worked with to receive a 100% satisfaction score with its employees. Similarly, our facility is viewed by the CCC as a model operation for both the design of our physical plant, energy efficiency and hiring procedures where women are especially well represented as compared to the other operators in our four billion dollar per year industry.

In addition to the many tens of thousands of dollars we spent in town, our payroll added \$313,000 thousand dollars to the Berkshire economy and our build-out added several million dollars to the statewide, regional and national economy.

Finally, Wiseacre Farm expects to contribute dramatically increased payments directly to the Town of West Stockbridge in 2024. Our facility was built on an unimproved, vacant lot. The property's real estate assessment increased by over 270% to reflect the improvements we made, resulting in an increase to the town's tax base of \$6,395.48. While our Community Impact Fee was relatively limited by our smaller sales in 2023, which reflect the production from our much smaller former residential farm on Great Barrington Road, we expect sales to dramatically increase in 2024 as we sell the crop grown in 2023.

In 2023 we sold all the Cannabis we grew at our smaller facility for \$118,467.92. This generated a Community Impact Payment to the Town of West Stockbridge of \$3,554.03. By comparison,

we expect to sell our 2023 crop this year for more than \$3,000,000 which should generate a Community Impact Fee paid to the Town of somewhere in the neighborhood of \$90,000 in 2024.

## Wiseacre Farm Statewide and National Accomplishments

Wiseacre Farm is a state-of-the-art farm, but don't let our rural location fool you, we are at the vanguard of outdoor cannabis cultivation east of the Mississippi River. Like most crops grown in most places, cannabis is most sustainably, ethically, and efficiently produced using natural air and sunlight. Our proprietary, award-winning strains of cannabis, and outdoor cultivation techniques, have been developed by West Stockbridge resident and Wiseacre co-founder Jon Piasecki here in New England. Taking decades to refine and hybridize, they have been featured in various publications (see Northeast Leaf December 2020) and our Golden Bough strain won a High Times Cup in 2022. Our manufacturing partners entered Wiseacre's strain over hundreds of other strains that they grow and make products with because they felt it was the best, and we have the 1<sup>st</sup> Place award to prove it.

Wiseacre Farm is well-positioned for success as one of the most respected outdoor cultivators in the four-billion dollar per year Massachusetts Cannabis market. In one of the most valuable agriculture sectors in the market, Wiseacre is ahead of the curve in growing an all-natural crop under the sun and in the most sustainable manner possible. We have built an energy efficient facility with industry-leading cultivation methods, advanced commercial construction technologies and odor mitigation practices at the very forefront of the industry, all with a high rate of happiness and contentment with our very diverse, well-paid, primarily female employees.

Wiseacre was pleased when, in a nearly unanimous vote (with only one vote in opposition), West Stockbridge supported a zoning change that allowed outdoor marijuana cultivation to be included in the allowed uses of the pre-existing manufacturing district. This district was already zoned for manufacturing, light-industry fabrication and retail marijuana dispensaries. For a variety of reasons, a retail dispensary in that zone is unlikely and Wiseacre has no plans to change that. We are a farm, growing a crop, and doing our best to do it respectfully. We hope that the Town can be proud of the accomplishments of our local, regional and nationally recognized facility. Wiseacre Farm has always hoped to bring needed economic development to our small town, providing good local jobs and training locals to participate in our substantial and growing new industry, all while providing substantial financial benefits to West Stockbridge and the local economy.

Outside of our more visible local activities, Wiseacre is excited to report that our farm and its founder Jon Piasecki continue to be recognized on a national level for its breakthrough discoveries and commitment to combatting the stigma and discrimination against legal Cannabis grown under state regulatory regimes. Jon is the inventor and a founder of a new company<sup>2</sup> that was recently issued a U.S. Patent<sup>3</sup> for a process to use of a specific wavelength of light as a supplement that allows Wiseacre Farm to grow the best Cannabis in the northern tier and may someday allow the cultivation of southerly crops in the north as climate change warms the planet.

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<sup>2</sup> <https://redbudlighting.com/>

<sup>3</sup> United States Patent Number: US-11576247-B2

Renowned constitutional and civil litigation firm Boies Schiller Flexner<sup>4</sup> approached Wiseacre Farm to join as one of the named plaintiffs in a lawsuit brought in Federal District Court in Springfield. The lawsuit seeks to challenge the use of Federal police powers that place onerous and unnecessary restrictions on what are now ostensibly legal businesses like Wiseacre Farm that operate entirely under highly regulated intrastate regimes. This led to some local publicity highlighting the filing and Wiseacre Farm's role in the November 2023 issue of Chronogram<sup>5</sup>. We and our legal team believe that this stigma and discrimination are unconstitutional and hope to see justice done as the case winds its way through the courts.

In addition, Wiseacre Farm and Jon Piasecki are central characters in an upcoming reality series. The show will detail the development of the cannabis industry worldwide, focusing on issues of health and wellbeing, race, discrimination, finance, and equity in this evolving industry. We expect this informative and entertaining series to be released in 2024 on a major streaming platform.

The goal of all this local, regional and national work is to build a viable farm that helps reduce the stigma associated with cannabis. We seek to create a positive and equitable workspace, employing typically underemployed workers and training young people in Berkshire County while doing no harm to our planet and providing significant cash contributions to our citizens, businesses, and Town government. Wiseacre Farm is committed to support the West Stockbridge Zucchini Festival with a generous annual contribution, and while most other businesses in the sector are trying to evade paying agreed upon Community Impact Fees, we are happy to contribute to the financial health of our town even as State law changes and removes these fees. This means making ongoing contributions of 3% of revenue to the town, a level of support unheard of in any other industry, or by any other tax-paying entity in town. Most large employers are looking for tax breaks when securing a location to operate, Wiseacre is willing to commit to voluntarily maintaining its contribution for the foreseeable future.

For all of the external accolades, the most momentous accomplishments of our farm were recently reinforced by a visit from a long-time user of our sun-grown cannabis. Referred to here for privacy purposes as "J", this young man suffers from severe autism, and has struggled for years to function in ways and settings most of us take for granted. For instance, at 23 years old, J has been functionally non-verbal, and only recently has learned to communicate directly using an alphabet board to spell out words. According to J, he was only able to do this because of a special combination of cannabis strains that Jon Piasecki selected for him and sent off for processing by a close friend at Howls Tincture.

J was featured on CNN as part of the reporting by Doctor Sanjay Gupta<sup>6</sup> that convinced him, a previous marijuana skeptic, to support the use of regulated marijuana in medicine. Wiseacre Farm is pleased to help people in need and be a part of this national movement to recognize the amazing potential of this plant cultivated around the world since antiquity. Just this month

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<sup>4</sup> <https://www.bsflp.com/about-us/overview.html>

<sup>5</sup> <https://www.chronogram.com/cannabis/massachussets-cannabis-businesses-band-together-to-sue-feds-19439635>

<sup>6</sup> <https://www.cnn.com/2013/08/08/health/gupta-changed-mind-marijuana/index.html>

reporting from the New York times shows the U.S. Department of Health and Human Services<sup>7</sup> recently acknowledged the efficacy of cannabis. (*see* New York Times, January 12, 2024 “Federal Scientists Recommend Easing Restrictions on Marijuana”).

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<sup>7</sup> <https://www.nytimes.com/2024/01/12/health/marijuana-fda-dea.html#:~:text=Marijuana%20is%20neither%20as%20risky,drugs%2C%20federal%20scientists%20have%20concluded.>

# Wiseacre Farm Policies and Procedures

## Policy for Restricting Access to Age 21 and Older

### Intent

Wiseacre Farm cultivation operations will be compliant with all regulations outlined in 935 CMR 500.000 et. seq. (the “Regulations”) and any other requirements or sub-regulatory guidance issued by the Massachusetts Cannabis Control Commission (the “Commission”) or any other regulatory agency.

### Purpose

The purpose of this policy is to outline the responsibilities of the Company, the Company’s management team and Agents to ensure specific, methodical, and consistent compliance of the Regulations and to ensure that access to our facility is restricted to only persons who are 21 years of age or older.

### Definitions

**Law Enforcement Authorities** means local law enforcement unless otherwise indicated.

**Marijuana Establishment Agent** means a board member, director, employee, executive, manager, or volunteer of a Marijuana Establishment, who is 21 years of age or older. Employee includes a consultant or contractor who provides on-site services to a Marijuana Establishment related to the cultivation, harvesting, preparation, packaging, storage, testing, or dispensing of marijuana.

**Visitor** means an individual, other than a Marijuana Establishment Agent authorized by the Marijuana Establishment, on the premises of an establishment for a purpose related to its operations and consistent with the objectives of St. 2016, c. 334, as amended by St. 2017, c. 55 and 935 CMR 500.000, provided, however, that no such individual shall be younger than 21 years old.

### Responsibilities

The Wiseacre Farm Management team is responsible for ensuring that all persons who enter the facility or are otherwise associated with the operations of Wiseacre Farm are over the age of 21.

## **Access to the Facility**

The Wiseacre Farm cultivation facility located at 42 Baker Street, West Stockbridge, MA allows only the following individuals access to our facility:

- Wiseacre Farm Agents (including board members, directors, employees, executives, managers, or volunteers)
- Must have a valid Agent Registration Card issued by the Commission.
- All Wiseacre Farm Agents are verified to be 21 years of age or older prior to being issued a Marijuana Establishment Agent card.
- Visitors (including outside vendors and contractors)
- Prior to being allowed access to the facility or any Limited Access Area, the visitor must produce a Government issued Identification Card to a member of the management team and have their age verified to be 21 years of age or older.
- If there is any question as to the visitors age, or if the visitor cannot produce a Government Issued Identification Card, they will not be granted access.
- After the age of the visitor is verified, they will be given a Visitor Identification Badge
- Visitors will be escorted at all times by a marijuana establishment agent authorized to enter the limited access area.
- Visitors will be logged in and out of the facility and must return the Visitor Identification Badge upon exit.
- The visitor log will be available for inspection by the Commission at all times.
- The following individuals shall have access to a Marijuana Establishment or Marijuana Establishment transportation vehicle:
  - Representatives of the Commission in the course of responsibilities authorized by St. 2016, c. 334, as amended by St. 2017, c. 55 or 935 CMR 500.000.
  - Representatives of other state agencies of the Commonwealth; and
  - Emergency responders in the course of responding to an emergency.
  - Law enforcement personnel or local public health, inspectional services, or other permit-granting agents acting within their lawful jurisdiction.
- Individuals described above in this policy will be granted immediate access to the facility.

# **Prevention of Diversion Policy and Procedure**

## **Intent**

Wiseacre Farm is committed to being compliant with all regulations outlined in 935 CMR 500.000 et. seq. (the “Regulations”) and any other requirements or sub-regulatory guidance issued by the Massachusetts Cannabis Control Commission (“the Commission”) or any other regulatory agency.

Wiseacre Farm provides clear and concise instructions for Wiseacre Farm employees on how to prevent, identify and respond to Diversion, theft and loss of product that are in compliance with the Regulations.

Wiseacre Farm’s management team takes the diversion of products seriously. Wiseacre Farm uses best industry practices when it comes to security and diversion and has developed this policy and procedure to stop or minimize the chance for internal and external diversion, theft and loss. If diversion, theft or loss does occur, Wiseacre Farm has developed emergency policies and procedures for securing all product following any instance of diversion, theft or loss of marijuana, and to conduct an assessment to determine whether additional safeguards are necessary.

## **General Requirements**

Wiseacre Farm management will be proactive in preventing theft/diversion/loss by utilizing industry-wide best practices in theft prevention and detection.

Loss Prevention techniques such as video surveillance, intrusion, and restricted area alarms will be constantly utilized to identify weaknesses in overall security, deter loss or theft and to identify and prosecute any person or persons engaged in the diversion of company assets.

All finished marijuana will be stored in the vault. Access to the vault is limited to a small group of Wiseacre Farm Agents.

The Wiseacre Farm Managers are responsible for the investigation of any instance of diversion, theft or loss. They are also responsible for the training of all Agents on how to prevent and identify these instances.

## **Preventing Theft, Diversion and Loss**

- The prevention of theft/diversion/loss is essential to the success of the Company. Prevention of theft/diversion/loss is the responsibility of every Wiseacre Farm employee.
- Employees are required to report known or suspected incidents of theft/diversion/loss by employees and visitors.



- All suspected incidents of theft/diversion/loss will be thoroughly investigated by the Manager and Compliance Officer/Advisor along with other resources that are available to the Company.
- Suspicion of theft/diversion/loss may arise from a variety of circumstances, including, but not limited to, the following:
  - o A witnessed incident of probable theft/diversion/loss.
  - o Behaviors that may indicate an impaired individual.
  - o Suspicious activity identified during routine monitoring and/or proactive surveillance.
  - o Discrepancies in inventories.
  - o Self-disclosure of theft/diversion/loss by an individual; or
  - o Notification of suspected theft/diversion/loss from an external source, such as local law enforcement or a family member of a suspected drug diverter.
- Any employee who reports suspected theft/diversion/loss honestly and in good faith will be protected from retaliation.
- The Managers and Compliance Officer/Advisor will manage the investigation of all reports of suspected theft/diversion/loss.
- The Wiseacre Farm Managers will receive prompt notification of incidents of probable theft/diversion/loss.
- Diversion or theft by a Wiseacre Farm employee will result in immediate termination and will be reported to all appropriate government, licensing, regulatory, and law enforcement agencies.
- Data relating to theft/diversion/loss reports and investigations will be analyzed to identify trends and opportunities for potential improvement in anti-theft and security operations.

### **Responding to Theft/Diversion/Loss**

- When diversion, theft or loss is identified, the area of that loss or theft will be immediately secured so that a full accounting of the loss or theft may be determined.
- The owner will determine the scope of the area or products that will be secured.
- The owner will begin to gather the facts by establishing the 4 Ws of an investigation:
  - o What happened/What is missing?
  - o When did it happen/What time frame?
  - o Where did it happen?

- o Who may be involved/who may have witnessed it/Who may have important information?
- The owner will fill out a detailed incident report that includes:
  - o The type of incident.
  - o Estimated loss.
  - o Time of loss.
  - o Other pertinent information.
- All person's present will be identified, and a log created with names and in the case of contractors or vendor's names and contact information.
- The owner or designee will immediately notify appropriate law enforcement authorities and the Commission within 24 hours after discovering the following:
- Discrepancies identified during inventory, diversion, theft, loss, and any criminal action involving a Wiseacre Farm agent.
- Any suspicious act involving the sale, cultivation, distribution, processing, or production of marijuana by any person.
- The owner will investigate the incident and file a report.
- After the incident report is filed an "After Action Report" will be drafted by the owner that may contain an assessment to determine whether additional safeguards are necessary. These safeguards may be for added policies, procedures, plans, or physical infrastructure to mitigate the chance of the same type of incident from occurring again.

# **Policy and Procedure for the Storage of Marijuana**

## **Intent**

Wiseacre Farm is committed to being compliant with all regulations outlined in 935 CMR 500.000 et. seq. (“the Regulations”) and any other requirements or sub-regulatory guidance issued by the Massachusetts Cannabis Control Commission (“the Commission”) or any other regulatory agency.

To provide clear and concise instructions for Wiseacre Farm employees who will be involved with the storage of Marijuana that are in compliance with the Regulations set forth by the Commission.

## **Purpose**

The purpose of this policy is to outline the responsibilities of the Company, the Company’s management team and Agents to ensure specific, methodical, and consistent compliance of the Regulations and to ensure that the storage of marijuana is done in the most secure and efficient manner possible. Safety, security and ensuring that the plants and finished marijuana are protected from contamination is of the utmost importance. Safe and proper storage of marijuana will help ensure that Wiseacre Farm produces safe, quality marijuana that will be sold to other Licensed Marijuana Establishments in Massachusetts.

## **Responsibilities**

- The Wiseacre Farm Managers are responsible for developing, implementing, and updating standard procedures for the storage of marijuana consistent with best practices and the regulations.
- The Wiseacre Farm Owner is responsible for ensuring that all storage areas have adequate lighting, ventilation, temperature, humidity, space, and equipment.
- The Wiseacre Farm Owner is responsible for ensuring that all storage areas are maintained in a clean and orderly condition.
- The Wiseacre Farm Cultivation Manager, who also acts as the Company’s Quality Assurance Manager is responsible for ensuring all storage areas are kept free from infestation by insects, rodents, birds, and pests of any kind.
- The Wiseacre Farm Managers are responsible for ensuring all storage areas are maintained in accordance with the security requirements of 935 CMR 500.110.

- The Wiseacre Farm Owner is responsible for ensuring that all marijuana in any storage area is properly tagged and tracked in compliance with the Wiseacre Farm Inventory and Tracking Policy and Procedure and the regulations.
- The Wiseacre Farm Managers are responsible for keeping all safes, vaults, and any other equipment or areas used for storage of marijuana securely locked and protected from entry, except for the actual time required to remove or replace marijuana.

## **General Requirements**

- All marijuana in the facility will be housed and stored in such a manner as to prevent diversion, theft, or loss.
- Such items shall be accessible only to the minimum number of specifically authorized Wiseacre Farm agents essential for efficient operation.
- Such items shall be returned to a secure location immediately after completion of the process or at the end of the scheduled business day.
- All Storage areas will have adequate lighting, ventilation, temperature, humidity, space, and equipment.
- All finished marijuana will be stored in our secure vaults.
- Wiseacre Farm has a separate quarantine area for storage of marijuana that is outdated, damaged, deteriorated, mislabeled, contaminated, or whose containers or packaging have been opened or breached.
- This room is environmentally sealed and controlled. Marijuana stored in this room will be destroyed within 7 days.
- Wiseacre Farm storage areas are maintained in accordance with the security requirements of 105 CMR 725.110.
- All storage areas will have complete CCTV camera coverage including cameras angled so as to allow for the capture of clear and certain identification of any person entering or exiting the area;
- Limited access doors controlled by the Access Control Monitoring System (“ACMS”); and
- Controls access to these areas to Agents who have authority from management to access them.
- Motion Detectors

- All Managers will ensure that Marijuana is returned to a secure storage location immediately after completion of the process or at the end of the scheduled business day. Processing includes any post-harvest procedure such as trimming and packaging.
- If a processing job cannot be completed at the end of a working day, the manager of that processing area or room will ensure that any bins or bulk containers containing marijuana will be securely locked inside limited access rooms that affords adequate security.

## **Marijuana Storage Areas**

Marijuana will only be stored in the following areas:

- **Vault-** Environmental Conditions 65-70°F 55-63%% Relative Humidity (RH)

Finished dried marijuana. Product in the vault will be stored in sealed, FDA approved, food grade, mylar bags or other sealable containers that are FDA approved for food.

- **Drying Room-** Environmental Conditions 65-70°F 45-55% RH

Marijuana that has been wet trimmed will be stored in this room to dry before being transferred to the Trimming/Processing Room.

- The marijuana in this room will be hung from or placed on racks.
- Each production batch will be physical separated from other production batches.
- **Trimming/Processing Room-** Environmental Conditions 65-70°F 55-65% RH

Marijuana that is ready to be trimmed will be stored in sealable containers that are FDA approved for food.

- No marijuana will be stored in this room after business hours.
- At the end of the workday any remaining marijuana will be transported to the vault for overnight storage.
- **Waste/Quarantine Room-** Environmental Conditions <70°F 55-63%% RH

Outdated, damaged, deteriorated, mislabeled or contaminated marijuana product or any product whose containers or packaging have been opened or breached will be stored in this room to await destruction.

- The marijuana in this room will be stored in sealed containers.

**Inspections**

The Owner will draft a Cleaning and Maintenance Schedule for all marijuana storage areas that ensures:

- A daily visual inspection of the entire storage room and/or area for cleanliness and evidence of contamination, infestation by insects, rodents, birds, and pests of any kind.
- A weekly physical inspection of the entire room, including under and behind all tables, racks, or other equipment for cleanliness and evidence of contamination, infestation by insects, rodents, birds, and pests of any kind.

## **Policy and Procedure for the Transportation of Cannabis**

It is our plan and expectation that Wiseacre Farm will not transport marijuana or require the use of a transportation vehicle. We conducted a cost and risk benefit analysis of whether it was more cost effective and if there was less risk to the Company to transport marijuana and marijuana products to our wholesale partners' Marijuana Establishments, or to contract with them to deliver the marijuana and marijuana products.

In speaking to potential wholesale partners, they all commit to transporting or providing compliant transportation of the products from a Licensed Marijuana Transporter that they order from our facility. Given the cost of buying or leasing a vehicle, the security infrastructure required, the cost of registration and insurance, and the time and risk involved with having two of our agents committed to transportation duties we feel that it is clearly the sound decision to have our wholesale partners transport the marijuana they purchase from us.

### **Intent**

Wiseacre Farm is committed to being compliant with all regulations outlined in 935 CMR 500.000 et. seq. ("the Regulations") and any other requirements or sub-regulatory guidance issued by the Massachusetts Cannabis Control Commission ("the Commission") or any other regulatory agency.

To provide clear and concise instructions for Wiseacre Farm employees regarding the transportation of Marijuana that are in compliance with the Regulations.

Wiseacre Farm takes the transportation of marijuana very seriously. Transporting marijuana any distance places the company, its agents and the product at risk. Hazards such as auto crashes, diversion and theft are heightened when marijuana leaves the facility. Recognizing this, Wiseacre Farm will use best industry practices when it comes to safely and efficiently transporting marijuana to other licensed Marijuana Establishments.

### **Purpose**

The purpose of this policy is to outline the responsibilities of the Company, the Company's management team and Agents to ensure specific, methodical, and consistent compliance with the Regulations and to ensure that the transportation of marijuana is done in the most safe, secure and efficient manner possible. The safety of Wiseacre Farm Agents and the public is paramount.

### **Definitions**

**Marijuana** means all parts of any plant of the genus Cannabis, not excepted in (a) through (c) and whether growing or not; the seeds thereof; and resin extracted from any part of the plant; clones of the plant; and every compound, manufacture, salt, derivative, mixture or preparation of the plant, its seeds or resin including tetrahydrocannabinol as defined in M.G.L. c. 94G, § 1; provided that cannabis shall not include:

- (a) the mature stalks of the plant, fiber produced from the stalks, oil, or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture or preparation of the mature stalks, fiber, oil, or cake made from the seeds of the plant or the sterilized seed of the plant that is incapable of germination;
- (b) hemp; or
- (c) the weight of any other ingredient combined with cannabis or marijuana to prepare topical or oral administrations, food, drink or other products.

**Marijuana Establishment** means Marijuana Cultivator, Craft Marijuana Cooperative, Marijuana Product Manufacturer, Marijuana Retailer, Independent Testing Laboratory, Marijuana Research Facility, Marijuana Transporter, or any other type of licensed marijuana-related business, except a medical marijuana treatment center.

**Marijuana Transporter** means an entity, not otherwise licensed by the Commission, that is licensed to purchase, obtain, and possess cannabis or marijuana product solely for the purpose of transporting, temporary storage, sale and distribution to Marijuana Establishments, but not to consumers. Marijuana Transporters may be an Existing Licensee Transporter or Third-Party Transporter.

## **General Requirements**

- Wiseacre Farm will only contract with Licensed Marijuana Establishments who are in compliance with all transportation requirements and regulations from the Commission.
- Marijuana will only be transported to Licensed Marijuana Retail and Product Manufacturing Establishments and Marijuana Testing Laboratories.
- Prior to leaving the Wiseacre Farm facility for the purpose of transporting marijuana products, Wiseacre Farm will weigh, inventory, and account for, on video, all marijuana products to be transported.
- Marijuana products will be packaged in sealed, labeled, and tamper or child-resistant packaging prior to and during transportation.
- We will ensure that any Marijuana Establishment (“ME”) that transports marijuana on behalf of Wiseacre farms complies with the following:
- The ME will staff all marijuana transport vehicles with a minimum of two Agents. At least one Agent shall remain with the vehicle at all times that the vehicle contains marijuana.
- Any marijuana product that is undeliverable or is refused by the destination Marijuana Establishment will be transported back to the Wiseacre Farm facility.



- When videotaping the weighing, inventorying, and accounting of marijuana products before transportation or after receipt, the video must show each product being weighed, the weight, and the manifest.
- In the case of an emergency stop during the transportation of marijuana products, a log must be maintained describing the reason for the stop, the duration, the location, and any activities of personnel exiting the vehicle.
- All transportation times and routes will be randomized.
- All transport routes must remain within the Commonwealth of Massachusetts.
- All vehicles and transportation equipment used in the transportation of cannabis products or edibles requiring temperature control for safety must be designed, maintained, and equipped as necessary to provide adequate temperature control to prevent the cannabis products or edibles from becoming unsafe during transportation, consistent with applicable requirements pursuant to 21 CFR 1.908(c).
- When transporting marijuana products, no other products may be transported or stored in the same vehicle.
- The ME Agent will report to the Commission and law enforcement authorities any vehicle accidents, diversions, losses, or other reportable incidents that occur during transport, not more than 24 hours after such accidents, diversions, losses, or other reportable incidents.
- The ME vehicle complies with the following:
  - The ME's transportation vehicle(s) will be leased or owned by the ME and will be properly registered, inspected and insured in the Commonwealth of Massachusetts. Documentation of such are maintained as records of the ME and are available to the Commission upon request.
  - Has an alarm system approved by the Commission;
  - Has Functioning heating and air conditioning systems appropriate for maintaining correct temperatures for transportation of marijuana;
  - Has a global positioning system (GPS) Monitoring device that is:
    - Not a mobile device that is easily removable;
    - Attached to the vehicle at all times;
    - Monitored by the Monitoring Agent during transport of marijuana; and

- Is inspected by the Commission prior to initial transportation of marijuana or MIPs, or after any alteration to the locked storage compartment.
- Marijuana products will not be visible from outside the vehicle and the vehicle will not bear any markings indicating that the vehicle is being used to transport marijuana products and it will not indicate our company name.
- When transporting marijuana products, no other products will be transported or stored in the same vehicle and no firearms will be located within the vehicle or on a marijuana establishment agent at any time.
- All marijuana products will be transported in a secure, locked storage compartment that is a part of the marijuana transportation vehicle. This compartment will have multiple, separate lockable compartments where deliveries to separate Marijuana Establishments can be securely separated. The storage compartment will be welded or otherwise securely bolted where it is sufficiently secure and cannot be easily removed.
- Any time that Marijuana is present in the transportation vehicle, the vehicle will be treated as a “Limited Access Area” and access will be restricted to:
- Employees, agents or volunteers specifically permitted by Wiseacre Farm
- Representatives of the Commission in the course of responsibilities authorized by the act or 935 CMR 500.000;
- Representatives of other state agencies of the Commonwealth; and
- Emergency responders in the course of responding to an emergency.

### **Manifests for Transportation of Marijuana**

Wiseacre Farm will generate a manifest for the transportation of marijuana that follows the applicable regulations including, but not limited to 935 CMR 500.105(13)(f).

- A manifest will be filled out in triplicate, with the original manifest remaining with the originating Marijuana Establishment, a second copy provided to the destination Marijuana Establishment upon arrival, and the third copy will remain with the Wiseacre Farm Transportation Agent during transportation and returned to the Marijuana Establishment upon completion of the transportation.
- Prior to transport, the manifest will be securely transmitted to the destination Marijuana Establishment by email.
- Upon arrival at the destination Marijuana Establishment, The Marijuana Establishment Manager at the destination Marijuana Establishment shall compare

the manifest produced by the Transportation Agents to the copy transmitted by email. This manifest must include:

- The originating Marijuana Establishment name, address, and registration number;
- The names and registration numbers of the agents who transported the marijuana products;
- The name and registration number of the marijuana establishment agent who prepared the manifest;
- The destination Marijuana Establishment name, address, and registration number;
- A description of the marijuana products being transported, including the weight and form or type of product;
- The mileage of the transporting vehicle at departure from the originating Marijuana Establishment and mileage upon arrival at the destination Marijuana Establishment, as well as mileage upon return to the originating Marijuana Establishment;
- The date and time of departure from the originating Marijuana Establishment and arrival at the destination Marijuana Establishment for each transportation;
- A signature line for the marijuana establishment agent who receives the marijuana products;
- The weight and inventory before departure and upon receipt;
- The date and time that the transported products were re-weighed and re-inventoried;
- The name of the marijuana establishment agent at the destination Marijuana Establishment who re-weighed and re-inventoried products; and
- The vehicle make, model, and license plate number.
- The manifest shall be maintained within the vehicle during the entire transportation process, until the delivery is completed.
- Wiseacre Farm will retain all transportation manifests for no less than one year and make them available to the Commission upon request.

### **Preparation for Transportation of Marijuana**

- The owner or designee marijuana destined for delivery will be staged, weighed and inventoried in the Vault.
- This will be done on camera making sure that the weight on the scale and the manifest can clearly be captured by the CCTV.
- Products will be tracked in Metrc and our own seed to sale tracking system as “in transport to \_\_\_\_\_ Marijuana Establishment”
- Transportation Manifests will be completed by the owner or designee

- Transportation Manifests will be double checked by a second Wiseacre Agent
- All bulk marijuana will be placed in food grade mylar bags, labeled and sealed and then placed into Transportation Cases and Locked. Tamper resistant tape and/or tamper resistant bands will be applied to each case.

## Energy Compliance Plan

Wiseacre Farm is a state-licensed Tier 11 Outdoor Cultivator and as such we utilize sunlight for growing our plants. This fundamental starting point allows Wiseacre Farm to be far more energy efficient in its cultivation operations than any indoor grower requiring artificial lighting and associated heating, cooling and dehumidification. We believe this is how most marijuana should be grown to limit the carbon footprint of this growing industry.

In compliance with 935 CMR 500.105(15) Wiseacre Farm has:

- Identified potential energy use reduction opportunities (such as natural lighting and energy efficiency measures) and implemented these opportunities to the extent possible; Wiseacre Farm utilizes sunlight for our grow operations. Additionally, natural lighting is used in our headhouse that reduces the amount of artificial lighting needed for ancillary processes. We use energy efficient LED lighting throughout our facility to reduce electricity consumption. We use energy efficient HVAC equipment for the small amount of HVAC needed for operations.
- Considered opportunities for renewable energy generation including, where applicable, submission of building plans showing where energy generators could be placed on the site, and an explanation of why the identified opportunities were not pursued, if applicable.
- Wiseacre Farm has designed and will install the largest roof-mounted solar photovoltaic array that can be installed on the purpose-built south-facing roof of our main building. Our electrical contractor, Grenergy Solar (part of Torrico Electric, based in Sheffield) has informed us that to install an array as large as we have designed requires us to wait until new solar program regulations are promulgated by the State. We look forward to installing this system as soon as the regulations are in place.
- Reduced electric demand (such as lighting schedules, active load management, and energy storage); and natural sunlight and is used for our cultivation operations and will ultimately be used for significant electric power generation.
- Engaged with energy efficiency programs offered pursuant to M.G.L. c. 25, § 21. We have explored these options but unfortunately these resources are not available at this time.

Our Cultivation facility satisfies, and in fact exceeds, the energy efficiency and equipment standards established by the Commission and meets all applicable environmental laws, regulations, permits and other applicable approvals including, but not limited to, those related to water quality and quantity, wastewater, solid and hazardous waste management, and air pollution control, including prevention of odor and noise pursuant to 310 CMR 7.00: Air Pollution Control as a condition of obtaining a final license under 935 CMR 500.103(2) and as a condition of renewal under 935 CMR 500.103(4). We have adopted additional best management practices as determined by the Commission, in consultation with the working group established under St. 2017, c. 55, § 78(b) or applicable departments or divisions of the Executive Office of Energy and Environmental Affairs, to reduce energy and water usage, engage in energy conservation and

mitigate other environmental impacts, and shall provide energy and water usage reporting to the Commission in a form determined by the Commission. Our license renewal application under 935 CMR 500.103(4) will include a report of our energy and water usage over the 12-month period preceding the date of application. Our facility complies with the following minimum energy efficiency and equipment standards:

- Our building envelope meets the minimum Massachusetts Building Code requirements and all Massachusetts amendments (780 CMR: State Building Code), International Energy Conservation Code (IECC) Section C402 or The American Society of Heating, Refrigerating and Air-conditioning Engineers (ASHRAE) Chapters 5.4 and 5.5 as applied or incorporated by reference in 780 CMR: State Building Code;
- As an outdoor Cultivator our Horticulture Lighting Power Density (HLPD) is virtually non-existent and does not exceed 36 watts per square foot;
- Our Heating Ventilation and Air Condition (HVAC) and dehumidification systems meets Massachusetts Building Code requirements and all Massachusetts amendments (780 CMR State Building Code), IECC Section C403 or ASHRAE Chapter 6 as applied or incorporated by reference in 780 CMR: State Building Code.

Wiseacre Farm will explore energy saving opportunities with our local utility companies to create and execute interactive Energy Savings Plans, by means of:

- Understanding how we use energy through analysis generation;
- Compare our operation with similar businesses and act accordingly;
- Intake customized energy improvement recommendations from professionals; and
- Utilize cost incentives through utility energy performance.

Further practices to maintain energy efficiency throughout daily operations include:

- Using power strips to power all devices, and turning off all power strips at the conclusion of the closing process (excludes security systems);
- Where applicable, create and store documents electronically rather than paper files.

# **Qualifications and Training Policy and Procedure**

## **Intent**

Wiseacre Farm is committed to being compliant with all regulations outlined in 935 CMR 500.000 et. seq. (“the Regulations”) and any other requirements or sub-regulatory guidance issued by the Massachusetts Cannabis Control Commission (“the Commission”) or any other regulatory agency.

To provide clear and concise instructions for Wiseacre Farm employees regarding the qualifications for employment and agent training that are in compliance with the Regulations.

## **Purpose**

The purpose of this policy is to outline the responsibilities of the Company, the Company’s management team and Agents to ensure specific, methodical, and consistent compliance with the Regulations and to ensure that we only hire qualified Marijuana Establishment Agents and that our training process and curriculum are in compliance with all regulations and laws.

## **Qualifications for a Wiseacre Farm Marijuana Establishment Agent**

The minimum requirements to become a Wiseacre Farm Marijuana Establishment Agent (“Wiseacre Farm Agent”) are outlined below. All Wiseacre Farm board members, directors, employees, executives, managers or volunteers will apply to the Commission as a Wiseacre Farm Marijuana Establishment Agent. For clarity, an employee includes any consultant or contractor who provides on-site services to a Marijuana Establishment related to the cultivation, harvesting, preparation, packaging, storage, testing, or dispensing of marijuana.

All Wiseacre Farm Agents must;

- Be 21 years of age or older;
- Not been convicted of an offense in the Commonwealth involving the distribution of controlled substances to minors, or a like violation of the laws of another state, the United States or foreign jurisdiction, or a military, territorial, or Native American tribal authority; and
- Be determined suitable for registration consistent with the provisions of 935 CMR 500.800 and 500.802.

## **Mandatory Training of Wiseacre Farm Agents**

Pursuant to 935 CMR 500.105(2)(a) Wiseacre Farm will ensure all Wiseacre Farm Agents complete training prior to performing job functions. Training will be tailored to the role and responsibilities of the job function.

- Our initial training begins during employee orientation where all new employees will be issued their employee handbook. Classroom or online training on this day will include, but not be limited to:
- Code of Conduct;
- Marijuana Regulations;
- Security and Safety;
- Emergency Procedures/Disaster Plan;
- Diversion of Marijuana;
- Terminatable Offences;
- Confidential Information;
- Employee Policies (all employee policies from the handbook will be covered) including but not limited to;
- Alcohol, smoke and drug-free workplace;
- Equal Employment Policy;
- Anti-Harassment and Sexual Harassment Policy;
- Americans with Disability Act;
- Employee Assistance Policy; and
- Diversity Plan.
- After the initial training is complete, agents will be trained on job-specific areas depending on their duties. This training can be done in a classroom setting, online or computerized or by means of on-the-job training.
- All Wiseacre Farm Agents will receive a minimum of 8 hours of training annually.
- Wiseacre Farm will record, maintain and store documentation of all required training, including training regarding privacy and confidentiality requirements, and the signed statement of the individual indicating the date, time, and place he or she received said training and the topics discussed, including the name and title of presenters. These records will be stored in the Agent's Personnel File. Training records will be retained by Wiseacre Farm for at least one year after Agent's termination.
- When implemented and available, Wiseacre Farm will require all of its Agents to attend and complete a Responsible Vendor Training Program and be designated as a "responsible vendor."



- After the responsible vendor designation is applied each Wiseacre Farm owner, manager, and employee involved in the handling and sale of marijuana for adult use will successfully complete the program once every year thereafter to maintain designation as a “responsible vendor.”
- Although administrative employees who do not handle or sell marijuana are not required to take the responsible vendor program, Wiseacre Farm will allow and encourage them to attend on a voluntary basis.
- Wiseacre Farm will maintain records of responsible vendor training program compliance for four years and make them available to inspection by the Commission and any other applicable licensing authority upon request during normal business hours.

### **Additional Training**

Wiseacre Farm will provide ongoing training and training opportunities to its employees. In addition to required training, Wiseacre Farm encourages advanced training to our employees in the areas of Safety and Security, Marijuana Science or other areas that enhance the Company’s products. We will, additionally, encourage but not require employees to participate in community outreach activities including, but not limited to educational outreach, outreach to prevent diversion to minors and community involvement activities.

## Diversity Plan

Wiseacre Farm, Inc. does not fit the category for Economic Empowerment Applicant, as defined by state regulations, nor are we located in area of disproportionate impact. We are, however, committed to inclusiveness of underrepresented groups and community outreach. Our focus is on making a positive impact for those populations and locations that have been designated as disproportionately impacted by the negative consequences connected with marijuana.

Diversity Plans to Promote Equity Among Women, Minorities, Veterans, People with Disabilities and LGBTQ+ People.

*Goal 1 - Wiseacre Farm hiring goal for Females is 50%*

*Goal 2 - Wiseacre Farm hiring goal for Minorities is 25%*

*Goal 3 - Wiseacre Farm hiring goal for Veterans is 10%*

*Goal 4 - Wiseacre Farm hiring goal for People with Disabilities is 5%*

*Goal 5 - Wiseacre Farm hiring goal for LGBTQ+ People is 5%*

*As a company policy, Wiseacre Farm has chosen not to inquire about employee gender identity or sexual orientation. Wiseacre Farm is very proud that it has created a safe and welcoming work environment for the LGBTQ+ community.*

*Goal 6 - Average rating that employees agree that Wiseacre Farm has a safe, accepting, respectful, welcoming, and inclusive work environment will be 9 out of 10.*

### **Plan for success:**

- Wiseacre Farm will train all employees on diversity issues and our diversity goals, making it a priority in the workplace.
- Wiseacre Farm has set consequences for racial or sexual discrimination and unacceptable work environments.
- The diversity status of Wiseacre Farm will be presented to all employees once a quarter so that all members of the Team can help identify high quality and diverse candidates for our Team.
- Targeted areas for improvement will be highlighted during the presentation.
- We will work with second level managers to identify star performers who have the performance standards, attitude and technical ability to move forward in the company.

- We will develop career paths and career opportunities for minorities, women and veterans within the company to ensure the opportunity for upward mobility is supported in a genuine and positive manner.
- We will develop a mentorship program to provide guidance, confidence and support to minority, women and veteran employees who have been identified for an upward career path within the company.
- Wiseacre Farm will conduct an annual anonymous survey amongst employees to gauge the workplace as a safe, accepting, respectful, welcoming, and inclusive work environment.

### **Measuring our Diversity Goals**

- The Director of Human Resources will perform a baseline analysis of all employees hired at Wiseacre Farm within the first 6 months of operations.
- An observation of the percentages/numbers will tell us how well we are doing in meeting our diversity goals and where we need to improve.
- A Diversity Committee will be created to review goal performance and develop steps to meet any goals below their stated targets.
- A report on our diversity goal progress will be reviewed with upper management every 6 months.
- The Chief Compliance Officer will prepare a Diversity Report that will be submitted to the CCC during our annual license renewal application.
- The Chief Compliance Officer will assess the Diversity Plan annually to monitor progress and suggest any changes to diversity stratification or pathways to management programs.

## **Plan for Positive Impact**

Wiseacre Farm is an Outdoor Cultivator operating as a traditional farm. We operate with the number of employees necessary, a number which rises and falls throughout the year, as with any farm and only operates outdoors for around 7 months out of the year. To the extent possible, Wiseacre Farm is committed to allowing people from areas of disproportionate impact experience a positive impact from the operation of our Marijuana Establishment. We understand that some communities and populations have been disproportionately affected by cannabis prohibition and enforcement. Marijuana prohibition and enforcement has produced profoundly unequal outcomes for these communities with higher arrest and incarceration rates.

Through its regulations the Commonwealth of Massachusetts and the Cannabis Control Commission has required the promotion and encouragement of full participation in the marijuana industry by people from communities that have been disproportionately harmed by marijuana prohibition and enforcement and to positively impact those communities. To this end, Wiseacre Farm, to the extent that is practical, is also committed to employing, partnering with, and providing programs that will help reverse the negative impacts that marijuana prohibition has had on populations in areas of disproportionate impact.

Wiseacre Farm complies with the requirements of 935 CMR 500.105(4) which provides the permitted and prohibited advertising, branding, marketing, and sponsorship practices of every Marijuana Establishment

Any actions taken or programs instituted by Wiseacre Farm will not violate the Commission's regulations with respect to limitations on ownership or control or other applicable state laws.

The specifically named organization in this plan has been contacted and will accept the donations for money and time we plan on making and will work with Wiseacre Farm in the furthering of their goals.

Our plan to positively impact areas of disproportionate impact will impact past or present residents of a geographic "areas of disproportionate impact," specifically the City of Pittsfield.

### **Goal**

Provide Donations of money and time to one or more non-profits whose missions are improving a disproportionately impacted areas, specifically Pittsfield.

### **Community Service Partner Program**

Wiseacre Farm has chosen a non-profit in an area of disproportionate impact whose mission is to improve the community.

Wiseacre Fam has identified the following non-profit to partner with:

**Central Berkshire Habitat for Humanity** - A Pittsfield-based affiliate of Habitat for Humanity International, a global nonprofit housing organization working in nearly 2100 communities across the United States and in 70 countries around the world. Habitat for Humanity affiliates are local Habitat for Humanity organizations that act in partnership with and on behalf of Habitat for Humanity International. Each Habitat affiliate coordinates and pays for all aspects of Habitat home-building in its local area.

### **Measuring Positive Impact on the Community**

Creating a positive impact on areas of disproportionate impact is fundamental to responsible business ownership. It is Wiseacre Farm's intent to make Positive Impact performance indicators a key factor in determining success.

60 days prior to our license renewal, and annually thereafter, we will produce a report on this plan which will outline the metrics and whether we have met our goals.

## **Plan to Remain Compliant with Local Zoning**

The purpose of this plan is to outline how Wiseacre Farm, Inc. will remain in compliance with local codes, ordinances, and bylaws for the physical address of our Marijuana Establishment at 42 Baker Street in West Stockbridge, MA, which shall include, but not be limited to, the identification of any local licensing requirements for the cultivation of state-licensed marijuana.

### **Background**

Section 9.1 of the Town of West Stockbridge Zoning bylaws “Marijuana Related Uses” regulates the time place and manner of Marijuana Establishments. Under Section 4.11.1 “Table of Uses” Tier 11 Cultivators are allowed in the Marijuana Overlay Zone zoning district with the issuance of a special permit from the West Stockbridge Planning Board and an HCA from the Selectboard.

The design for the outdoor commercial cultivation of marijuana by Wiseacre Farm, Inc. meets all of these criteria as evidenced by the issuance of a legally executed HCA and Special Permit from the appropriate Town Board with oversight authority.

The Wiseacre Farm management team has reviewed this bylaw in its entirety and has developed plans and strategies for compliance with all of the requirements and Special Permit conditions.

### **Ongoing Compliance**

Wiseacre Farm is committed to remaining in compliance with all with local codes, ordinances, and bylaws. We have engaged the services of a compliance consultant who will make periodic assessments of our operation for compliance with all applicable local, state and federal laws and regulations, including zoning and special permit compliance.

The company’s owner will remain in contact with municipal officials including the Town Clerk, Board of Selectmen, Planning Board, Building Inspector and other applicable officials to ensure that there is an open line of communication. We will remain up to date with all zoning ordinance changes and requirements to ensure that Wiseacre Farm, Inc. remains in compliance.

Wiseacre Farm will continue to respond to any questions, concerns or complaints both informally through direct outreach and officially as required by our Host Community Agreement and Special Permit.

# Wiseacre Farm Odor Control Plan

## Odor Mitigation Actions Already Completed

- 1 - grading
- 2 - air impedance screening
- 3 - 200 fall-flowering clematis planted
- 4 - 62 screening trees planted

## Odor Mitigation Planned for 2024

- 1 - additional air impedance screening
- 2 - plant 200 additional fall-flowering clematis
- 3 - engaged Byers Scientific
- 4 - install atomization system recommended by Byers Scientific to mitigate odor via an enzyme-based odor neutralizer
- 5 - utilize industrial agricultural fan<sup>8</sup> to increase airflow and direct more air through atomization system
- 6 - install on-site weather station per Byers Scientific recommendation to provide real-time meteorological data
- 7 - Byers Scientific will study airflows and sample air during flowering stage
- 8 - report and recommendations from Byers Scientific based on air sampling data and analysis

## Further Odor Mitigation for 2025 and Beyond

- 1 - continued study and recommendations from Byers Scientific
- 2 - adjust or add to odor control system as recommended by Byers Scientific

## Project Background

From the initial phases of the project, Wiseacre Farm has pursued a cannabis farm at 42 Baker Street with a clear plan to mitigate odor. By locating our farm in the long-established Manufacturing District located between the Richmond Town Line and the active CSX Railroad Track to the north, and the Mass Pike to the south, our facility is inherently remote from the most populace areas of Town. As part of the Manufacturing District, it would be reasonable for this parcel to be developed into an industrial, manufacturing or fabrication facility with associated year-round impacts. Our farm's impacts, which could also be created by an unregulated cannabis facility growing hemp that would not require any odor mitigation whatsoever, are only for 2 to 3 months out of the year. As we write this report in January 2024, everyone must acknowledge that odors have not been an issue for months, no odors exist at this time and none will be noticeable for many months to come.

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<sup>8</sup> See attached specification sheet.

42 Baker Street has only one residence that is visible from the facility, which is located in Richmond. These closest neighbors have indicated their strong support for our project and are not bothered at all by the fragrance of the flowers grown at our farm. To the east and around ¼ mile away is a gravel pit and truck service facility. Our immediate southern abutter is a 500-acre State wildlife preserve where pheasant hunting takes place every year. To the west we are abutted by a 70-acre parcel that is currently vacant. The project is in the Marijuana Overlay District which was overwhelmingly established at a full Town Meeting in 2022.

Our large 26-acre parcel allows a great deal of separation between any distant neighbors and our two-acre plant canopy which we sunk from the level of Baker Street by over 16 feet at great expense to ensure grade separation and air flow inhibition to the north and west. The train trestle and the associated mature trees creates nearly a 50-foot-tall grade separation between the tops of the trees and the level of our canopy. This intentionally-created grade separation acts to restrict the flow of air to the north and west. While a permeable barrier, there is no question that the trees and the grade hinder airflow off our canopy to the north and west. Similarly, the privacy screening required by the State has the added benefit of impeding airflow away from our canopy.

In the design of our farm, which was incorporated by the Planning Board as a requirement of our Special Permit, we purposefully left a vegetative buffer between Baker Street and any earthwork that is 40 feet wide at a minimum where no trees or vegetation were disturbed. This helps screen our field both visually and via dilution and addition of organic odor bearing compounds from the existing oaks, pines and scrub growth.

Another part of our design, also incorporated into our Special Permit, is that we have planted 62 trees, as well as 200 fall-flowering clematis plants. Both these planted interventions provide visual screening but more importantly as they grow, they will positively impact the odorscape of our farm, especially during the most fragrant period for cannabis around harvest in September and October when the pines, willows, metasequoia and especially the clematis plants are also quite fragrant. These mitigation measures were never expected to significantly assist in odor mitigation for at least three years from planting, and we ask for patience as the plants grow and become effective.

The prevailing west-to-east wind generally moves air towards our two-acre vacant field to the east, and then to the gravel pit and the truck yard, however, wind does vary. Sometimes the air is still, sometimes it moves north, south, east, or even straight up and this, in addition to occasional high relative humidity, can displace air with the fragrance of our field to surrounding areas. Mercifully, our farm is sited so that the few neighbors from West Stockbridge are at least a quarter mile away and this allows for the dilution of the cannabis fragrance. There can be a strong fragrance on Baker Street itself, but as evidenced by the complaints during the final stages of the growth cycle and the harvest period in September and October, odors can become noticeable for brief periods even at a distance.

We say brief because there is no fragrance from our crop for most of the year. From November until June, there are no or only a very few immature plants outside. From June through mid-August, the plants are small and in a vegetative (non-flowering) stage, so they do not make a



strong fragrance. Our flowers bloom with their associated fragrances really beginning in mid-August and ending when harvest is complete at the end of October.

## **Substantial New Mitigation Measures for 2024**

Our Host Community Agreement states: “Both the Town and Wiseacre acknowledge that the natural outdoor growing of any agricultural product, including cannabis, does, from time to time, create some natural odor(s).” We have agreed to mitigate these odors, and the various efforts we have already made were a costly and good-faith attempt to design a cannabis farm in a relatively remote location with physical parameters that facilitated air containment and general directional flow to relatively unpopulated areas - gravel pit, truck shop, wildlife refuge, vacant lot and railroad tracks. These physical attributes and our intentional grade-separating design can now be leveraged to further mitigate the fragrance from our crop.

We plan to plant more and larger sized fall-blooming clematis to further mask the odor of our crop especially to the south and east which are as yet unplanted with clematis. We again note that even after planting large clematis, we would not expect them to produce their abundant and fragrant flowers for some three years. Furthermore, we omitted the air-containing visual screen on the fence on our southern canopy border because the State did not require visual in that area. We plan to add this extra screening this year for the sole purpose of additional odor mitigation. One set of our neighbors over a ¼ mile to our south loves the smell of our farm. The other neighbor to the south, who is even further away, does not. By adding the clematis and the air-impeding visual screen to the southern fence we hope to reduce odor-containing air flow to the south, add naturally masking floral fragrances and thus reduce the odor concerns of this unhappy southern neighbor.

We have contracted with Byers Scientific, an industry leader in commercial cannabis odor control, to help us create a state-of-the-art mitigation plan in compliance with our Host Community Agreement. Though Wiseacre Farm hires local companies whenever possible, we brought in Byers Scientific, based in Indiana, because we believe they are the country’s leading odor mitigation specialist. Byers Scientific manufactures custom solutions based on their own proprietary research and validates their results with air sampling technologies. This technology will be informed by real-time meteorological data supplied by an on-site weather station to be installed prior to the 2024 planting.

## **Background on Byers Scientific**

Byers Scientific is a leading manufacturer and supplier of commercial-scale odor control solutions for the North American commercial cannabis industry. Backed by years of research into cannabis plant emissions and a commitment to constant innovation, Byers Scientific is prepared to help Wiseacre Farms incorporate proven odor control for our farm. Of particular relevance to this project, the Byers Emissions Analysis (BEA) division, led by Drs. Will Vizuite and Alex Guenther, world-renowned air scientists and leaders of the research team responsible for identifying the actual chemical compound responsible for the distinctive “skunky” odor of cannabis plant emissions, offers a variety of air sampling/analysis services to help us better understand our farm’s unique emissions considerations and implement and validate solutions.

Municipalities in several states (e.g., Colorado, California, Washington, Oregon, and New York) have informally consulted with Byers Scientific as regulators work to determine the best method for addressing odors associated with cannabis plant emissions while avoiding having to put a hold on new facilities acquiring permits/licenses. BEA's lead researchers, [Dr. Alex Guenther](#) and [Dr. Will Vizquete](#), are focused on researching cannabis plant emissions as they seek a molecular-level understanding of odor for the growing North American commercial cannabis industry.

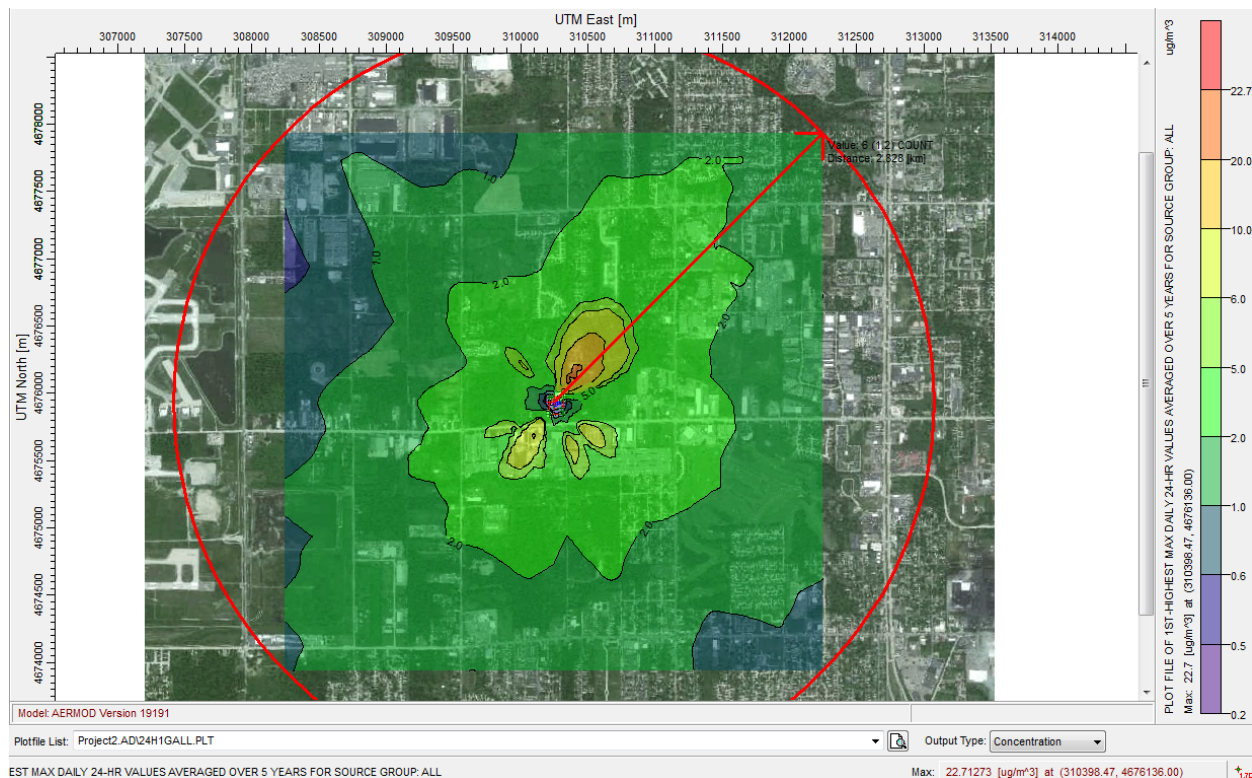
As noted above, BEA's scientists were part of a research team who was the first to identify the primary compound responsible for the classic "skunky" odor profile of cannabis plant emissions, 3-methyl, 2-butene, 1-thiol (321 MBT). While terpenes, popularly believed to be the source of the distinctive odor, do contribute to cannabis aroma amongst various chemovars, BEA's efforts demonstrated that they *are not* the source of the distinctive "skunk" odor. Thanks to BEA's efforts, both cultivators and regulators are beginning to better understand that thiols (sulfur compounds), specifically 321 MBT, should be the focus of odor mitigation strategies and systems.

## **Air Sampling and Analysis**

With the guidance of Dr. Alex Guenther, BEA developed a sampling protocol that allows for high-level screening of several compounds emitted by cannabis plants (Cannabis Target Scan 2.0) that are known to be odorous and have verified low Odor Detection Thresholds (ODTs). This list consists of thirteen (13) gaseous compounds and includes both terpenes and thiols (sulfurs). BEA uses desorption tubes with a sampling pump and very specific flow rates and sampling times to optimize compound detection in air samples which are then analyzed by a third-party certified laboratory via Gas Chromatography/Mass Spectrometry (GC/MS) analysis. Air sampling and subsequent analysis of air samples collected downwind of odor control systems can be utilized to assess odor control system efficacy.

## **AERMOD**

Byers Scientific utilizes the US EPA's preferred air quality regulating model, AERMOD Modeling System, to assess how volatile organic compounds (VOC) emission rates measured at commercial cannabis cultivation sites could potentially affect local and regional air quality. By combining meteorological data from local meteorological stations, terrain data from the United States Geological Survey (USGS), and atmospheric chemistry in AERMOD, the concentration of VOCs attributable to plant emissions can be known at any nearby spatial coordinate of interest. These quantitative concentration estimates, when combined, can provide a clear view of the potential impact area in a plot similar to the below example.



Going beyond traditional uses, Byers Scientific has pioneered the use of AERMOD, in conjunction with the above-described GC/MS air sample analysis, to help determine target emission compound concentrations at cannabis cultivation and processing locations, property fence lines, and identified potential receptors as a means of measuring the efficacy of odor control system operation.

## Byers Scientific Recommendations

For our project, Byers Scientific has recommended a detailed scope of work that will include:

- 1) air sampling and analysis to establish our odor baseline
- 2) design and installation of a custom atomization odor control system utilizing an enzyme-based odor neutralizer
- 3) air sampling and analysis, including potential AERMOD analysis, to validate and document the impact of the odor control system.

As for the specific odor control system recommended for our project, Byers Scientific has found success in deploying atomization (fine misting) for cannabis odor mitigation on open-air applications. A high-pressure pump (1,000 + psi) forces water through an engineered nozzle array (high pressure hose, aka ROC line, or custom stainless steel ring arrays) capable of making tiny droplets which range in size from 3 microns to 100+ microns. As true odor mitigation (not masking) is predicated on physical contact of odor molecules with odor neutralizer, droplet size

is critical. Smaller (<50 microns) droplets tend to stay airborne for a longer period, thereby increasing the probability of contact between the odor molecules and the neutralizer. Importantly, the distribution pattern of the atomization systems offered by Byers Scientific are designed to optimize mixing of air which acts as a catalyst forcing contact of the neutralizer droplets and the odorous molecules.

For Wiseacre Farm's project, Byers has recommended an enzyme-based odor neutralizer which has proven to be effective on both thiol (sulfur) and terpene-based odors. This nonhazardous enzyme-based formula uses an ion donor replacement technology to convert compounds (e.g., sulfurs to sulfates). Efficacy has been documented empirically (by way of nose in the field), real time H<sub>2</sub>S monitoring, and third-party air sampling and analysis which has indicated a significant reduction in the odorous compounds commonly found in cannabis plant emissions.

One key feature of the recommended atomization system is the ability to adjust dosing of the odor neutralizer. The recommended neutralizer is designed to be "dosed" with water in a very consistent manner to ensure equal distribution of the neutralizer through the nozzle array. Byers Scientific typically recommends the use of higher dilution rates (e.g., 200:1) early in the cultivation schedule and as flowering, and associated odor progresses, the dosing can be increased (e.g., 100:1).

Byers Scientific believes this particular application is ideal for a series of downwind ROC lines, and although the final design is not complete, initial designs contemplate utilizing up to 40 nozzles. It is worth noting that ROC line nozzles can rotate 360 degrees which allows for custom nozzle array positioning to ensure optimal injection of the odor neutralizer downwind.

## **Further Action in 2024**

In consultation with agricultural experts and with the support of Byers Scientific, Wiseacre Farm has also decided to immediately take the extraordinary step of purchasing and using an advanced agricultural fan to direct airflow away from our neighbors and assist with odor mitigation. The shape of our field as designed and excavated for water drainage slopes to the south and east. This design was also created because it is beneficial for helping direct airflow along prevailing wind currents and away from most of our neighbors. By adding an orchard fan at the southeast corner of our facility we hope to further direct airflow into the northeast corner of the swamp and away from the railroad tracks to the north, the vacant lot to the east and our unhappy neighbors to the south and west. This costly and unusual additional mitigation step is expected to provide immediate odor mitigation benefits even without the Byers Scientific odor control system. Byers Scientific has agreed to design the atomization system to be used in conjunction with the new fan to optimize coverage and increase probability of contact.

The atomization technology will initially be deployed to the south and east directly downwind of the path of our orchard fan. Essentially, this approach will let us move potentially odorous air from the canopy directly into the path of the atomization system where any odor compounds would come into contact with, and be neutralized by, the enzyme-based odor neutralizer (as described in more detail above). This approach should allow us to discharge treated air in the most distant point of our property to any of the few already distant nearby residences and we

expect that it will create a condition where we can create a prevailing airflow away from Cross Road, Dean Hill Road and our unhappy neighbors to the south.

### **Additional Action in 2025 and Beyond**

By establishing a baseline gas-phase load through air sampling and analysis, Byers Scientific can work with us to further calibrate the atomization system to optimize its operation after the first year of use in 2024 and beyond. The atomization odor control system can be updated and refined as scientific research improves, so Byers Scientific will continue to provide us with a quantifiable, flexible, and adjustable mitigation system ready to take advantages of any advancements in the field should they evolve in the future.



*The Commonwealth of Massachusetts*  
*Secretary of the Commonwealth*  
*State House, Boston, Massachusetts 02133*

William Francis Galvin  
Secretary of the  
Commonwealth

Date: November 14, 2023

To Whom It May Concern :

I hereby certify that according to the records of this office,

**WISEACRE FARM, INC.**

is a domestic corporation organized on **January 29, 2019** , under the General Laws of the Commonwealth of Massachusetts. I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156D section 14.21 for said corporation's dissolution; that articles of dissolution have not been filed by said corporation; that, said corporation has filed all annual reports, and paid all fees with respect to such reports, and so far as appears of record said corporation has legal existence and is in good standing with this office.



In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

A handwritten signature in blue ink, reading "William Francis Galvin".

Secretary of the Commonwealth

Certificate Number: 23110245840

Verify this Certificate at: <http://corp.sec.state.ma.us/CorpWeb/Certificates/Verify.aspx>

Processed by: ili



Commonwealth of Massachusetts  
Department of Revenue  
Geoffrey E. Snyder, Commissioner

mass.gov/dor

Letter ID: L2052134688  
Notice Date: November 13, 2023  
Case ID: 0-002-239-800



## CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



WISEACRE FARM INC  
276 GREAT BARRINGTON ROAD  
WEST STOCKBRIDGE MA 01266

### ***Why did I receive this notice?***

The Commissioner of Revenue certifies that, as of the date of this certificate, WISEACRE FARM INC is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

This certificate doesn't certify that the taxpayer is compliant in taxes such as unemployment insurance administered by agencies other than the Department of Revenue, or taxes under any other provisions of law.

**This is not a waiver of lien issued under Chapter 62C, section 52 of the Massachusetts General Laws.**

### ***What if I have questions?***

If you have questions, call us at (617) 887-6400 or toll-free in Massachusetts at (800) 392-6089, Monday through Friday, 9:00 a.m. to 4:00 p.m..

### ***Visit us online!***

Visit [mass.gov/dor](http://mass.gov/dor) to learn more about Massachusetts tax laws and DOR policies and procedures, including your Taxpayer Bill of Rights, and MassTaxConnect for easy access to your account:

- Review or update your account
- Contact us using e-message
- Sign up for e-billing to save paper
- Make payments or set up autopay

Edward W. Coyle, Jr., Chief  
Collections Bureau



**Certificate of Compliance**

WISEACRE FARM, INC.  
PO BOX 808  
HOUSATONIC MA 01236-0808

Date: November 22, 2023  
Letter ID: L0000216016  
Employer ID (FEIN): XX-XXX0878

Certificate ID: L0000216016

The Department of Unemployment Assistance certifies that as of 21-Nov-2023, WISEACRE FARM, INC. is current in all its obligations relating to contributions, payments in lieu of contributions, and the employer medical assistance contribution established in G.L.c.149,§189.

This certificate expires in 30 days from the date of issuance.

Sincerely,

Katie Dishnica, Director  
Department of Unemployment Assistance

**Questions?**

Revenue Enforcement Unit  
Department of Unemployment Assistance  
Email us: [Revenue.Enforcement@detma.org](mailto:Revenue.Enforcement@detma.org)  
Call us: (617) 626-5750





**Department of Unemployment Assistance**  
Commonwealth of Massachusetts  
Executive Office of Labor & Workforce Development

**IMPORTANT NOTICE**

This document contains important information. Please have it translated immediately.

В данном документе содержится важная информация. Вам необходимо срочно сделать перевод документа.

Este documento contiene información importante. Por favor, consiga una traducción inmediatamente.

Docikman sa gen enfòmasyon enpòtan. Tanpri fè yon moun tradwi l touswit.

Questo documento contiene informazioni importanti. La preghiamo di tradurlo immediatamente.

Este documento contém informações importantes. Por favor, traduza-lo imediatamente.

此文件含有重要信息。請立即找人翻譯。

본 문서에는 중요한 정보가 포함되어 있습니다. 본 문서를 즉시 번역하도록 하십시오.

Tài liệu này có chứa thông tin quan trọng. Vui lòng dịch tài liệu này ngay.

ເອກະສານສະບັບນີ້ມີຂໍ້ມູນສຳຄັນ. ກະລຸນາພາກເອກະສານສະບັບນີ້ໄປແປທັນທີ.

ឯកសារនេះមានព័ត៌មានសំខាន់ៗ សូមបកប្រែភ្លាមៗឱ្យបានត្រឹមត្រូវ។

Ce document contient des informations importantes. Veuillez le faire traduire au plus tôt.



November 30, 2023

Jon Piasecki  
Wiseacre Farm, Inc.  
PO Box 808  
Housatonic, MA 01236

Dear Jon,

**You answered Brian's call to action, and as a result, this veteran, father-to-be, and his wife are now settling in to welcome their new baby. This current firefighter for the City of Pittsfield now has a safe, affordable home right here in Berkshire County ... all thanks to you. Thank you for your generous gift of \$1,000.00. As we discussed, the Westside neighborhood is on it's way to revitalization thanks to donors like Wiseacre Farm.**



### **What is Habitat building locally now?**

Your gift will stay local as we build 5 new homes in Pittsfield and Dalton within the next few months and begin construction on 20 new homes in Housatonic. Thanks to you, local essential workers like firefighters, postal workers, teachers, and caregivers who need affordable housing for their families will have a place to call home.

Our recent Fair Market Lottery for one 3-bedroom home in Great Barrington had over 40 inquiries to participate, and of those, 7 families qualified. The one family chosen was that of a local postal worker who was on the verge of having to move out of the area to afford a home. While Habitat is working with the 6 families that weren't chosen, you can see the need for affordable housing is overwhelming. That's why your support is more important now than ever.

We invite you to follow our progress on social media to keep you informed of our building projects as construction continues. If you are interested in volunteering, we'd love to have you and your employees participate in making these homes a reality!

Thank you, we appreciate you, your kindness, your sense of community, and your support

of the mission of Central Berkshire Habitat for Humanity.

Working together to make a difference,

*Carolyn Valli*

Carolyn Valli  
CEO, Chief Visionary Servant Leader

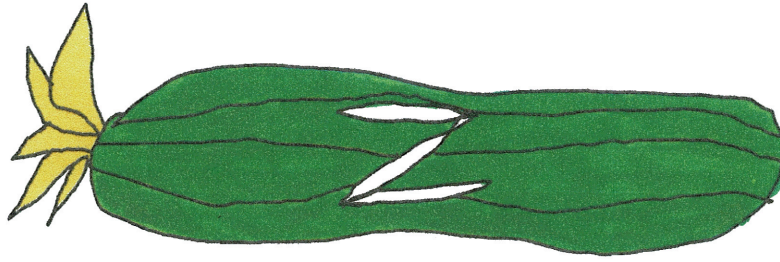
P.S. Please reach out if you would be interested in learning more about our current projects or if you'd like to join us onsite for a volunteer day in Central or South County. We would love to have you experience first-hand how your gift changes lives and have you build alongside current and future homeowners.

Brian & Fa also wish to thank you for helping to make the dream of a home for their growing family a reality.



Central Berkshire Habitat for Humanity is a 501 (c) 3 non-profit organization (Federal Tax ID #043-157-085). In compliance with IRS code, this is verification that your contribution of on 11/30/2023 is \$1,000.00 tax deductible to the full extent of the law and that you have received no goods or services in connection with this gift.

# It's Back!



2023

## West Stockbridge Zucchini Festival

June 2023

It is with great pleasure that the West Stockbridge Cultural Council and the Zucchini Festival Committee announce our "return of the Zucchini Festival". The event will be held from 10am to 10:00pm in the center of town on August 12, 2023.

Would you please consider donating a gift certificate as an award for the winners of our famous Zuck Races on the Williams River, the Zucchini Weigh In and our popular Baking and Decorating contests. In lieu of a gift certificate, you can also make a monetary donation which will be used as sponsorship for other exciting event programming and activities at the Zucchini Festival.

Donations and support like yours are what continue to make this homegrown, Berkshire Community event such an enduring success !

We are most grateful for your support. Please use this form for tax purposes.

Sincerely yours,

\_\_\_\_\_  
Zucchini Festival Committee  
[wszucchinifestival2023@gmail.com](mailto:wszucchinifestival2023@gmail.com)

WISE ACRE FARM

\_\_\_\_\_ has donated a gift certificate/monetary donation in the amount of \$ 10,000 For the West Stockbridge Cultural Council Zucchini Festival 2023.

WS CC Zucchini Festival, West Stockbridge Town Hall, 21 State Line Road, West Stockbridge, MA 01266



# Select Board

21 State Line Road, West Stockbridge, Mass. 01266

Tel. (413) 232-0300 x319

Fax. (413) 232-7195

E-mail: [admin@weststockbridge-ma.gov](mailto:admin@weststockbridge-ma.gov)

November 13, 2023

Mr. Jon Piasecki  
Great Barrington Road  
West Stockbridge, MA 01266

Dear Jon,

This letter is in regards to the Impact Fees which the Town has incurred due to your Host Community Agreement. Attached please find a total bill from Town Counsel KP Law for a total of \$9684.00 of which you have paid \$4284.00 that has been already billed to you. Please forward a check for the remaining amount due of \$5400.00.

If you need any further information, please feel free to contact me at any time at (413) 232-0300 x319, Monday- Thursday 7 AM – 3 PM and Friday 7 AM- 11 AM.

Sincerely,

A handwritten signature in cursive script that reads "Marie Y. Ryan".

Marie Y. Ryan  
Town Administrator

**Wiseacre Farm, Inc. – 2023 Employee Demographic and Satisfaction Survey**

*Data compiled from: WAF Employees (MC281406)*

<b>Positive Impact Plan Populations</b>	<b>GOAL</b>	<b>Employee Demographics</b>	<b>Goal Status</b>
Past or present residents of the geographic “areas of disproportionate impact,” which have been defined by the Commission and identified in its Guidance for Identifying Areas of Disproportionate Impact (ADIs), specifically North Adams and Pittsfield.	10% (Cumulative)	17%	<b>MET</b>
Commission-designated Economic Empowerment Priority applicants		3%	
Commission-designated Social Equity Program participants.		3%	
Massachusetts residents who have past drug convictions.		6%	
Massachusetts residents with parents or spouses who have drug convictions.		0%	

<b>Diversity Plan Populations</b>	<b>GOAL</b>	<b>Employee Demographics</b>	<b>Goal Status</b>
Female	50%	60%	<b>MET</b>
People of color, particularly Black, African American, Hispanic, Latinx, and Indigenous people	25%	30%	<b>MET</b>
Veterans	10%	0%	<i>Needs Improvement</i>
People with Disabilities	5%	6%	<b>MET</b>
LGBTQ+ People	5%	6%	<b>MET</b>

**NOTE:** As a company policy, Wiseacre Farm has chosen not to inquire about employee gender identity or sexual orientation. Wiseacre Farm is very proud that it has created a safe and welcoming work environment for the LGBTQ+ community.

Average rating that employees agree that Wiseacre Farm has a safe, accepting, respectful, welcoming, and inclusive work environment	10/10
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# Massachusetts Energy and Water Report

MA CCC Grower ID#	MC281406
PowerScore Comply ID#	174127
Name of Farm	Wiseacre Farm
Renewal application date	1/22/2024
Compliance Year	2024
Postal Code	01266
Production Efficiency (grams/kWh)	1,546
Annual Total Dry Cannabis Flower & Byproduct (Grams)	2,086,523
How do you weigh produced flower?	Fresh frozen weight
Annual Total Cannabis Flower & Byproduct As Weighed (Grams)	10,432,616
Reported net electricity consumption including renewable energy production?	Yes
Annual Total Electricity Usage (kWh)	1,350
On-Site Renewable Energy Source	None
Natural Gas Units	Therms
Annual Total Generator (Gallons)	60
Back Up Generator Units	Gasoline (Gallons)
Annual Total Propane (Gallons)	1,930
Type of Fuel	Onsite generator, Biofuels (cord wood, wood pellets, other), Propane
Annual Total Wood (Tons)	3
Annual Total Water (Gallons)	52,000

Dry weight estimated to be 20% of fresh frozen weight.

# Monthly Breakdowns

Month	Electricity Usage (kWh)	Peak Electric Demand (kW)	Water (Gallons)
Jan '23	0	0	
Feb '23	0	0	
Mar '23	0	0	
Apr '23	0	0	
May '23	0	0	
Jun '23	0	0	1,000
Jul '23	0	0	10,000
Aug '23	200	0	15,000
Sep '23	250	0	20,000
Oct '23	300	0	5,000
Nov '23	300	0	500
Dec '23	300	0	500



Month	Gasoline Generator (Gallons)	Propane (Gallons)	Wood (Tons)
Jan '23			
Feb '23			
Mar '23			
Apr '23	5		
May '23	10	5	
Jun '23	10	25	
Jul '23	15	100	
Aug '23	20	200	
Sep '23		300	
Oct '23		300	1
Nov '23		400	1
Dec '23		600	1

**TOW<sup>AND</sup>BLOW<sup>®</sup>**



FROST PROTECTION | DRYING | VENTILATION | COOLING

**250H**

# USABILITY

## EFFICIENT AND AFFORDABLE WIND MACHINE

The unique design of this fan can provide effective frost protection for all crops, even when grown in valleys or on hills. The ability to angle the Tow and Blow impeller and horizontally oscillate the fan head for these applications allows for exceptional versatility and completely sets this machine apart from traditional fans.

Tow and Blow machines have the ability for you to select the tower to either rotate 360°; or preset the tower rotation degrees to rotate through any angle of your choice. With the speed of rotation also adjustable, this ensures that you target the protection to only the desired area, what ever shape your site may be. Tow and Blow requires no concrete foundations, no building permit or consent, is incredibly quiet, and the low fuel consumption ensure low emissions.

Easily transported from site to site behind a vehicle or tractor, the Tow and Blow is outstanding in terms of maneuverability, flexibility, and affordability.

## OTHER APPLICATIONS

- Also used for **drying** fruit pre-harvest and before pruning.
- Can be fitted with an evaporative water mist system for **cooling** livestock or people.
- **Quiet** with a noise level of only 45-50 decibels at 300m.
- **Portability** is second to none. Easily transported behind a tractor or vehicle. Stabiliser support feet are lowered to a secure position and the machine levelled for operation.
- **Servicing** is simple. The boom is lowered to ground level to service the engine and impeller.

# SOLUTIONS

## FROST PROTECTION

A wind machine that brings efficiency, affordability and mobility to frost protection.

Frost protection is suitable for Vineyards, Apples, Kiwifruit, Cherries, Citrus, Blueberries and Avocados.

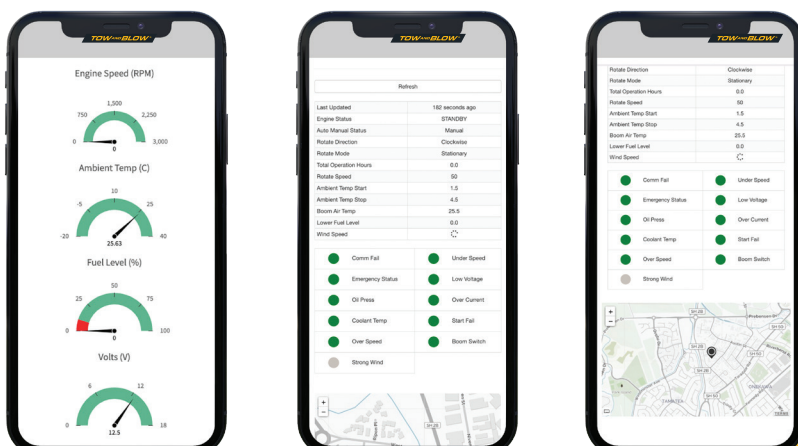
## EVAPORATIVE COOLING

The unique design of this fan can provide effective livestock cooling. The ability to angle the impeller and horizontally oscillate the fan head for these applications allows for exceptional versatility and completely sets this machine apart from traditional fans. The option to include a water mist increases the effectiveness further.

## DUST SUPPRESSION

The unique design of this fan can provide effective dust suppression on work sites and farms. The ability to angle the impeller, horizontally oscillate the fan head and include a fine water mist, means it can settle dust very effectively.

# SMART CONNECT



## TELEMETRY SYSTEM

This system allows you to monitor your wind machine remotely from your computer or phone with the added ability to start, stop and switch between modes.

The Smart Connect box includes the Smart Connect unit with a harness and GPS puck.

## OPTIONAL ADD-ON



# COMPONENTS

01. SHROUD

02. ENGINE

03. FAN

04. TOWER

05. CONTROLS

06. TRANSPORTATION



## AERODYNAMIC DESIGN

Aerodynamically designed **shroud** maximises the air flow capacity. This effectively turbo charges the thrust of the air like a jet engine.



## DIRECT POWER TO FAN

65 hp four cylinder diesel **engine** delivers direct power to the fan eliminating lost power through angle drive gearboxes and long shafts.



## FIVE BLADE IMPELLER FAN

Unique five bladed **fan** manufactured from glass reinforced polyamide. Performance tested to recognised world standards.



## HYDRAULIC LIFT

The **tower** has three height positions to enable operation at lower heights if required. Suitable for valleys and hills.



## USER FRIENDLY CONTROLS

Auto start functionality enables temperature triggered power start up and shut down. Both the fan and tower oscillation of the machine start operating once the preset low temperature is detected and automatically shuts down once the upper temperature setting is reached.



## EASILY TRANSPORTED

The Tow and Blow is easy to **transport**. Once in position the stabiliser legs are lowered and the machine set level for operation. Max towing speed of 30km/h.

# FUNCTIONALITY

## AUTO START

Auto start functionality enables temperature triggered power start up and shut down. Both the fan and tower oscillation of the machine start operating once the preset low temperature is detected and automatically shuts down once the upper temperature setting is reached.

## ROTATION & OSCILLATION

The tower and fan-head can oscillate through any angle or rotate a full 360 degrees. The hydraulic functions of the Tow and Blow are driven by a DC hydraulic power pack. The oscillation angle is easily adjusted using limit switches. A solar panel provides backup charging to the battery when the fan is not in use.

## NEW FEATURES

All new diesel models are fitted with a robust gearbox connected to the impeller. All machines are now standard with an extendable draw bar and have three different boom height settings to enable operation at a lower height if required. Stabiliser support feet are removable for ease of setup. This allows for positioning the machine in vineyards with narrow rows.

# TECHNICAL SPECIFICATIONS

## IMPELLER

Five blade impeller made of glass reinforced polyamide. Performance tested to recognised approved world industry standards. The unique design of the airfoil saves power while reducing noise and providing a highly efficient air flow. Unobstructed air flow away from the tower means there is no hindrance to the air momentum or direction. Fan head is easily angled for protecting crops growing on hills or in valleys. Fan head can be preset to automatically oscillate horizontally.

## ENGINE

Reliable Kohler diesel engine. Fuel tanks are connected to a level gauge which displays the fuel level on the control screen.

## SHROUD

Aerodynamically designed to maximise airflow. Having a shroud around the fan is like turbo charging the capacity of air flow.

## STRAIGHTENING VANES

Air exits a fan in a spiral motion which causes the airstream to lose energy. The straightening vanes on the Tow and Blow take this spiral motion and maximise the energy in the airstream.



<b>OPERATING SPECIFICATIONS</b>	
MACHINE MASS	1,400kg
MAXIMUM SIDE SLOPE SETUP ANGLE	6°
MAXIMUM FORE-AFT SLOPE SETUP ANGLE	6°
WHEELBASE	1690 mm (Width)
ELECTRIC SYSTEM VOLTAGE	12 V
MAXIMUM WIND CONDITIONS	23 m/s (82 kmph) (40 mph)
LEVELLING JACK PONT LOADING PRESSURE	161 kpa (without soft ground pads)
<b>DIMENSIONAL DATA</b>	
MACHINE HEIGHT (FAN IN OPERATING POSITION)	7800 mm
MACHINE HEIGHT (FAN IN TRANSPORT POSITION)	2775 mm
MACHINE WIDTH (STABILISER LEGS RETRACTED)	2315mm
MACHINE LENGTH	6090 mm
<b>CAPACITIES</b>	
HYDRAULIC TANK	5 L
FAN ENGINE FUEL TANK	60 L (2 x 30 L)
<b>TYRES</b>	
TYRES	185R14LT Pneumatic
<b>ENGINE - KOHLER KDW1003 EPA RATED MODEL</b>	
FUEL	Diesel
ENGINE DESCRIPTION	3 Cylinder, 4 stroke indirect injection, overhead cam with integrated fuel injection system
FAN ENGINE POWER (MAXIMUM)	17.6 kw (23.7 HP) @ 3,600 RPM
EMISSIONS COMPLIANCE	Tier 4 Final / ARB
COOLING SYSTEM	Water cooled
IGNITION SYSTEM	12 V Electric Starter with 45 Amp External Alternator
MAXIMUM ANGLE OF FAN HEAD AND ENGINE	8°
<b>HYDRAULIC OIL</b>	
HYDRAULIC OIL	Hydraulic Oil ISO VG 46 (-15°C and above) Hydraulic Oil ISO VG HVI (-20°C and above)
<b>LUBRICATION</b>	
LUBRICATION GREASE	Lithium EP2 Grease
<b>AIRSPEED</b>	
AIRSPEED AT FULL OPERATING POWER	23 m/s (82 kmph) (50 mph)







## Pump Used for Byers Scientific Mist Dispersal System



- 3 Models
- 6–80 nozzles per unit
- 0.5 to 2 US gpm  
1.9 to 7.6 lpm

### DESCRIPTION

Small and compact, quiet and vibration free, the BIGHORN pump series is the ideal answer for smaller fogging applications (up to 80 nozzles). Available in 3 models that generate from 0.5 to 2 US gpm (1.9 to 7.57 lpm) BIGHORN pumps are designed to deliver economical, long-life performance. They're packed with innovative, advanced MicroCool technology.

**Variable speed drive (VFD)** – Automatically adjusts pump speed to water flow and number of nozzles

**Compact, quiet** – less intrusive, can be mounted closer to cooling areas

**Saves energy, money** – Uses 60% less electricity

**VFD technology extends pump life** – Less wear and tear on the pump

**Panel mounted hour meter** – Tracks service schedule

**Pressure transducer** – Maintains optimal system pressure

**Remote switch** – Compatible with most BMS and pool operating systems for single point operation

**Drain solenoid valve** – Removes water after shutdown to eliminate bacteria from forming in stagnant water

**Control panel built to 508A UL standard** – Safety, reliability

**Powder coated steel frame** – Strong, long-lasting durability

**1-year warranty** – Backed by responsive MicroCool service

PUMP MODEL	Pump Flow US gpm / lpm	Max Nozzles	Min Nozzles	Motor hp / kw	Filters
0.5	0.50 / 1.89	20	6	0.50 / 0.37	1 x 5 in.
1.0	1.00 / 3.79	40	13	1.00 / 0.75	1 x 5 in.
2.0	2.00 / 7.57	80	26	2.00 / 1.5	1 x 5 in.

Data sheets for each model are available upon request.

### VALUE ADDED BENEFITS

- Controls, meters and gauges are positioned at eye level for convenient visual reference
- Easily accessible on/off switch
- Slim, compact profile fits almost anywhere
- Low pressure and filter outlet gauge with color coded safety zones indicate potential pressure problems at a glance
- Inlet pressure switch prevents dripping and protects pump head
- Lockable wiring and control box safeguard against inadvertent tampering
- Convenient inlet and outlet plumbing connections make for easy installation
- Filter is easily serviced or replaced
- The VFD's password locked parameters assure system control



World leaders in fog and mist technology for cooling, humidification, air quality control



**800-322-4FOG**  
**+1 760-322-1111**

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## Example of Byers Scientific Mist Dispersal System

