

Here is the text of a March 20, 2016 email sent by developer Michael Deep to Williamstown Selectman Ronald Turbin and made public by the town.

----- Forwarded message -----

From: **Andrew Groff** <agroff@williamstownma.gov>  
Date: Tue, Apr 5, 2016 at 9:42 AM  
Subject: Fwd: FW: Sorry for the delay!  
To: [wpdensmore@gmail.com](mailto:wpdensmore@gmail.com)

----- Original message-----

From: Mike Deep  
Date: Sun, Mar 20, 2016 9:15 AM  
To: ronturbin@outlook.com;  
Cc: Stan Parese;  
Subject: FW: Sorry for the delay!

Good morning Ron,

Just about everyone in South Williamstown has expressed a desire to support the Waubeeka Resort Inn project. These neighbors have molded together 6 objections in no particular order:

1. The size proposed by us is 80% open space or 40 acres available for development/160 acres open space.
2. There is no limit to the number of rooms proposed.
3. The definition in the bylaw as written provides for all hotels in Williamstown to allow (MGL 183) 'Fractionalization'.
4. The conceptual drawings presented are all too close to the route 7 highway.
5. There is no permanent conservation restriction.
6. Once the hotel is built, the assertion is the by-law as currently written would allow for houses to be built.

After early discussion with Attorney Parese and in an effort to obtain town-wide support, if we could obtain 100% support from the Select Board, I ask you to consider these solutions to the above 6 concerns:

1. We could increase the request for open space to 95% or 10 acres available for development/190 acres open space, with reasonable deference to a proposed developers input and calculation of the number 10. Flexibility is the issue here.
2. We could cap the number of available rooms at a maximum of 120.
3. We would work with the Town Planner to change the definition of hotel that would allow MGL 183 to be limited to the Waubeeka Overlay District only.
4. I have considered an alternate site for over the past 30 days which would address an alternative site further than 500 feet from the road. That site would be the current driving range which sits about 2500 feet from the road. My reason for not bringing that plan forward was because of a charge of bait and switch by the South Williamstown neighbors. Since it was brought up by the South Williamstown neighbors themselves, I would be willing to increase the 500 feet setback to 2500 feet, still limiting the envelope to 10 acres.
5. Since we could change the 80% rule to 95%, we would make it easier for the Town to easily enforce any violation of the provision. I am not sure what the future will hold 50 years from today, we should not lock out our options.
6. We believe the current version of the by-law is absolutely clear that as long as there is a hotel in the Waubeeka Overlay District, no houses will be permitted to be built.

Since the South Williamstown neighbors have asked for a narrower by-law, I believe the above clearly satisfies that request and addresses each of their concerns. It is my hope that all will support the Waubeeka Resort Inn project, clearly we would like 100% support from the Town. Hopefully, if we are all reasonable, together we can build a wonderful entrance to our southern gateway and not divide our neighbors against one another. Thank you Ron for all your interest and help in trying to keep an iconic area in our town!

Thank you for putting your trust in us. Valued customers like you often provide us with the best referrals. I'd be grateful if you would forward our contact information to others you know who would benefit from the expertise that we can offer as a local independent agent.

Please consider the environment before printing this e-mail.

Michael A. Deep  
Deep Associates Insurance Agency Inc.  
mikedee@waubeeka.com

34 Ashland St.  
North Adams, MA 01247

137 New Ashford Road  
Williamstown, MA 01267

413.664.1053 | Phone  
413.458-5869 | Office

413.664.1057 | Fax  
413.441-0993 | Cell

mdeep88784@roadrunner.com  
www.deepassociates.net

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#### FORWARDED BY:

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Town of Williamstown  
Community Development Dept.  
Andrew Groff, A.I.C.P.  
Director  
31 North Street  
Williamstown, Mass. 01267  
(413) 458-9344  
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