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## Benefits

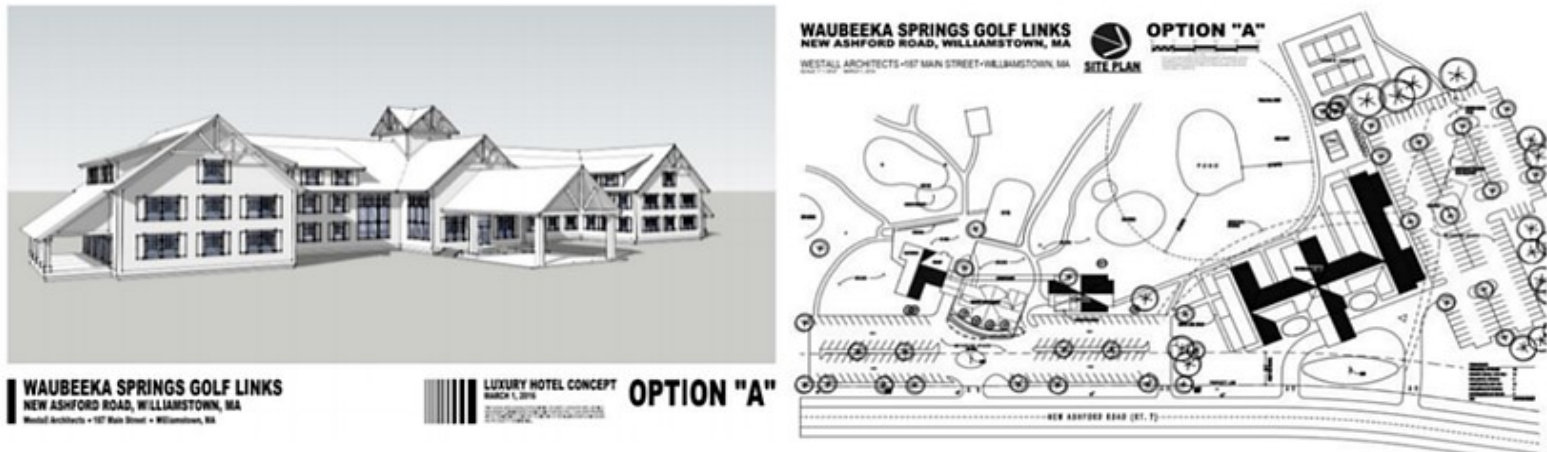
- **Revenue:** An estimated \$500,000 per year in local tax revenue will be generated initially when the new facility is in operation and will be available to support the local schools and the Town. As recent Williamstown Elementary School budget cuts have shown, this revenue stream is significant in helping the town meet its current financing needs and to address the coming demands for the new high school, firehouse, and police station, among others. In addition, this proposal for Waubeeka excludes any housing development, so it adds no students to the school system.
- **Jobs:** 60 new jobs will be created. Waubeeka will be among Williamstown's largest employers as this proposal will increase the number of employees at Waubeeka from 40 to 100.
- **Demand:** The county occupancy rate is projected to rise above 65 percent and could climb as high as 72 percent on an annual basis (STR Analytics).

## Get Involved

A proposed bylaw to address the zoning and allow for the country inn and spa to be proposed has been added by petition to the annual town meeting warrant for May 17<sup>th</sup>. We hope to gain your vote to ensure Waubeeka Golf Links can continue to operate in Williamstown to save the employment opportunities and hundreds of thousands of dollars in local tax revenue it generates.

In the meantime, if you're interested in learning more about ways to get involved to help Waubeeka, please feel free to contact us.

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## Overview

Waubeeka Golf Links has been a valued part of the community in Williamstown for 50 years. As a small business that depends on seasonal operations, the time is now for Waubeeka to capitalize on the demand for a hospitality venue expansion and adapt to offer integrated accommodations year round in order to remain economically viable.

## The Proposal

Waubeeka Golf Links is currently proposing to add a country inn and spa to the existing property to offer accommodations to visitors year round. By offering such integrated recreations, golf, meeting, and hospitality services, Waubeeka will become a coveted destination able to remain in Williamstown for the next 50 years and beyond.

To create an inn on the property, the parcel needs to be rezoned. Three options for the building design have been proposed (see Plan A above and Plans B and C below) to match the character of the community. This proposal has never included a gas station, retail or strip mall as it is Waubeeka's intention to save a beautiful and historic golf course for public use. The inn and spa and golf course buildings would cover no more than 5% (or 10 acres) of the 200-acre Waubeeka property, and the golf course would remain an 18-hole public course.