

Debunking the Myths about Waubeeka

Prepared by: Sherwood Guernsey, 402 Hancock Road, and other concerned citizens

Deep's Petition says nothing about saving Waubeeka golf course, but we *can* save it with:

- A moderately sized country inn
- Increased tax revenues and jobs
- Without damaging the environment

The Deep Petition is not Smart Growth:

- The size of buildings is almost unlimited – 10 acres is the length of Spring street with all the buildings on either side
- 120 units is no restriction: a “unit” could be 2 or 3 rooms, so the hotel could be 240-360 rooms.
- The conservation restriction offered is full of conditions (digging, drilling, cutting trees, installing infrastructure) and therefore unlikely to happen.
- All open space could be lost if the developer just surrenders his special permit, even after he's built the Hotel complex. No one else in town can do that.

Myth #1: No developer will come if the building size is not 120 units.

Fact: There are plenty of hotels throughout the Berkshires and beyond that have less than 100 rooms.

Myth #2: The Deep proposal will bring in property tax revenues of \$300,000.

Fact: Existing hotels provide a guide to hotel tax revenues. The 124-room Williams Inn brings in just \$65,000 in tax revenues, which is about \$21/household.

Fact: A moderately sized hotel like the Orchards provides almost as much property tax revenue, \$40,000, as the Williams Inn, without the potential for decreased home values and decreased tax revenue from existing hotels and motels; bigger may not bring more net tax revenue to the town.

Myth #3: The Zoning Board of Appeals can control the size of the buildings.

Fact: The Zoning Board of Appeals cannot control the size of the structure on its own, without clear limitations in the by-law.

Myth #4: 100 good jobs.

Fact: Deep predicts 60 NEW jobs – but many of those will be low-paying and/or part time. A moderately sized hotel would also bring new jobs.

Vote YES for a moderately sized hotel amendment; Vote NO on Deep's revised Petition.