



TOWN MEETING MEMBERS:

VOTE NO ON ARTICLE 17: LEGISLATIVE PETITION - LAND BANK

LACK OF ACCOUNTABILITY

- Article 17 establishes a fund controlled primarily by 9 people essentially hand-picked by the Selectboard from among Town officials
- The 9 people will make decisions about Town-owned land without Town Meeting oversight or approval.

BEWARE! IS THE LAND BANK ANOTHER PLYMOUTH FOUNDATION?

- An ongoing investigation into the secretive Plymouth Foundation reveals that the taxpayers are paying the full time salary of this pro-development “charity.” The Foundation operates behind closed doors and does land deals with the Town.
- The Foundation is selling what was Town owned land in Cedarville for \$4.2 million. Who benefits?

TAXPAYER LAND FUNNELED TO DEVELOPERS?

- While land banks are supposed to be used to benefit the public interest, Article 17 is unlike any other land bank in the state: it is not designed to benefit the public but to benefit developers.
- Article 17 is too vague and does not guarantee the public will actually benefit from the land deals the 9 land bank members make.
- Article 17 can funnel land to developers for private businesses such as golf courses, marinas, boat rentals, concession stands.
- Private developers will benefit from more construction projects such as building the municipal facilities.
- The public could pay for the administrative costs of the land bank just like they are funding the full time salary of the executive director of the Plymouth Foundation that promotes private development in the Town

LAND BANK NOT NEEDED FOR OPEN SPACE OR CONSERVATION

- A land bank is not needed to preserve open space or conserve land. The Town is already doing this through its existing departments and programs.
- The Town Department of Marine and Environmental Affairs is hugely successful in getting state and federal grants for open space and conservation. There is no need to make taxpayers pay.

- The Open Space Committee and other town boards and committees already meet the needs for open space and conservation; there is no need for a land bank to get involved.
- The Community Preservation Committee implements the Community Preservation Act, a state law to create housing, preserve historic resources, and conserve open space. The CPC is funded with up to 3% annually from taxpayers that are matched by the State. Why tax local families who buy and sell their houses? The exemptions from the land bank tax are vague and do not benefit local families.

FUNNELING LAND TO DEVELOPERS FOR AFFORDABLE HOUSING PROJECTS

- Plymouth already has an affordable housing trust, and state laws exist for this purpose. Public land should not be handed over to the land bank to make deals with developers for housing.
- The land bank sets a low bar of 50% of a new development that must be deed-restricted affordable housing in order to receive. Developers can easily exploit this

VOTE NO ON ARTICLE 17: NO LAND BANK

**PLYMOUTH DOESN'T NEED ANOTHER SPECIAL INTEREST COMMITTEE
MISUSING PUBLIC FUNDS!**