

Circulated to 900 voters
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RETURN

DO WE NEED THE PROVINCE LANDS?

It has been proposed by certain of Provincetown's officials that a section of the Province Lands be acquired by the town for development. The following questions and answers should make clear to you, as an interested citizen, the case against acquisition.

1. Is Provincetown Growing?

In the last 50 years, Provincetown's population has declined from 4,369 in 1910 to 3,389 in 1960. We have lost one fourth of our population, not because of a lack of land but because of the decline in the fishing and fish-handling industries and the absence of another substantial year round industry to take its place.

2. How Much Unused Land Does Provincetown Still Have?

There is still within the present town limits, outside of Pilgrim Spring State Park and outside the Province Lands, 330 acres of land suitable for development. These figures are based on an accurate measurement of the 1958 U.S. Geological Survey Map of the Provincetown Quadrangle.

3. Would Our Taxes Be Higher or Lower if the Town Acquired Any Part of the Province Lands?

TAXPAYERS
Taxpayers should remember that the tax rate has already risen twice in the present taxable year. (The cost of roads, lights, water, police, and fire protection for a residential suburban development will far exceed any increase in revenue from new tax assessments.) The continued inflationary rise in the maintenance of taxable property would soon overtake us and saddle the present tax payers with a new and inevitably higher tax rate out of proportion to the ability of the community to pay.

4. How Would the Proposed Acquisition of the Province Lands Affect Local Business?

The present claims that the Province Lands shall be used only for residential development are small assurance to local businesses who must recognize that competition and encroachment by outside speculators will be inevitable. Long-range stimulation of a town's economy through local competition is healthy. The shot in the arm that might occur if the town expanded suddenly would not benefit anyone except a select few.

(but)

5. Would Zoning Guarantee That the Area Will Remain Residential?

Once land is acquired, zoning regulations are no absolute guarantee that future changes will not be made. Numerous zoning variances are already on record and amendments are easily made with a limited number of votes as in the case of an amendment made in 1958 which changed 6 acres on Shank Painter Pond Road from Class W Residential to Class O Commercial by a vote of 24 to 8.

6. Is There Enough Water to Supply a Development in the Province Lands?

There is difficulty meeting the present water needs of the town. In addition, during heavy summer use, the salt content of our water becomes seriously high and the pressure dangerously low. Any newly developed area will make extra demands on the water supply and thus worsen this condition. The town would be forced to dig new wells in Truro at great expense.

7. What Would Be the Results of Clearing Even a Part of the Wooded Area Between the Town and the Dunes?

The dunes move toward whenever released from the restraining grasp of vegetation. Witness the situation at Mayflower Heights where a dune is surging onto Route 6. For this reason, conservation efforts in the Province Lands began as early as 1703. In 1893, the State further undertook measure to protect the town against this moving sand. Leveling of slopes and felling of trees can start sand movement, blow-outs, and erosion. The ground cover a sandy soil will support is too fragile for survival in residential land usage. All of the wooded area is necessary to protect Provincetown from the dunes.

8. What Is the Value to the Town of the Province Lands As They Now Are?

The economic mainstay of Provincetown is the attraction and entertainment of vacationers. These wooded dunes and wetlands are our countryside, unique in that it is an unspoiled seaside environment. This natural appearance is an attraction to the visitors we need and so it follows that ^{they are} ~~this~~ natural appearance is a part of our stake in prosperity.

The Emergency Committee for the Preservation
of the Province Lands