



HOME OF THE LUMBERJACKS

Lincoln-Woodstock Cooperative School District/SAU#68

72 Linwood Drive, Lincoln NH 03251

Phone: (603) 745-2051 / Fax: (603) 745-2352

SCHOOL ADMINISTRATIVE UNIT #68

LINCOLN-WOODSTOCK COOPERATIVE SCHOOL DISTRICT NOTICE OF PUBLIC FORUM

The Lincoln-Woodstock Cooperative School Board
will hold a public forum on:

**WEDNESDAY, SEPTEMBER 23, 2026
6:30 PM**

**LIN-WOOD ELEMENTARY SCHOOL
MULTIPURPOSE ROOM**

The public is invited to meet with School Board members to receive information and provide community input regarding the Linwood Medical Center Building located on Main Street, Lincoln.



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Lin-Wood Medical Center property located on Main Street.

Property Overview & Reverter Clause

- **Deed History:** In 1978, the Town of Lincoln granted the Main Street property to Lin-Wood Medical Center, Inc.
- **Usage Restriction:** The deed specifies that the property must be used exclusively for constructing and maintaining a medical clinic facility for outpatient and emergency treatment.
- **Reverter Provision:** The deed mandates that if medical clinic use ceases, full title to the property reverts to the Lincoln-Woodstock Cooperative School District.

Required Legal Process for Property Conveyance

- **Step 1 — Release & Affidavit:** Legal counsel advises obtaining an Affidavit/Release from Lin-Wood Medical Center, Inc., confirming that medical services have ceased and acknowledging the District as the rightful title holder under the deed's reverter clause. This includes securing a corporate vote and releasing all claims to the District.
- **Step 2 — Voter Approval:** The School Board cannot unilaterally transfer, give away, or sell real property. District voters must first approve the conveyance by voting on a warrant article at an annual or special district meeting.
- **Step 3 — Board Execution:** The School Board may only execute a conveyance or sale after receiving explicit authorization from district voters.

Key Considerations for the Community

- **Facility Condition:** The building is over 50 years old and requires substantial infrastructure updates, including HVAC repairs and asbestos abatement prior to any major renovation.
 - **Future School Uses:** Informal discussions have noted potential school needs, such as specialized programming.
 - **Site Control:** Maintaining ownership ensures the District retains full control over access and development directly at the entrance to the school driveway.
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Frequently Asked Questions:

Q: Who currently owns the Lin-Wood Medical Center property, and why does the School District have a claim to it?

- The Town of Lincoln deeded the Main Street parcel to Lin-Wood Medical Center, Inc. in 1978.
- The deed includes a strict reverter clause specifying that if outpatient/emergency medical clinic operations cease, title automatically reverts to the Lincoln-Woodstock Cooperative School District.

Q: Can the School Board give the building to another organization (such as Lin-Wood Ambulance) or sell it directly?

- No, the School Board cannot unilaterally give away, transfer, or sell District real property.
- Under New Hampshire law, any conveyance or sale of District property must first be approved by district voters through a warrant article vote at an annual or special district meeting.

Q: What legal steps must occur before the District can take action?

- District legal counsel recommends first obtaining an Affidavit/Release and formal corporate vote from Lin-Wood Medical Center, Inc.
- The aforementioned document officially confirms that medical operations have ended, verifies the District as legal title holder under the deed's reverter clause, and releases all remaining claims to the District.
- Once the release deed is secured and recorded, the District can place a warrant article before voters.

Q: What potential uses exist for the property if the School District retains it?

- Informal board discussions have identified potential future educational and specialized district programs.
- Retaining ownership ensures the District maintains site control over development directly at the entrance of the school driveway.

Q: What condition is the building in, and will it cost taxpayers money to renovate?

- The facility is over 50 years old and requires substantial infrastructure updates, including full HVAC work.
- Environmental testing indicates asbestos is present in the building, which will require formal abatement before any major renovations or restructuring can occur. Also radiation materials from Xray equipment used by doctors' offices have been identified as hazardous.

Q: What options will voters have at the district meeting?

- Voters will ultimately decide whether to authorize the School Board to convey/sell the property or retain it for school district facilities.