As part of the process of the Town selling land under RSA 41:14-a, the Board needs a recommendation from the Conservation Commission and the Planning Board.  Could you each bring this up at your next meeting?  It is fairly straight-forward.  Turbocam wants to buy two lots on Redemption Way.  They are on the attached map.  Lot 77 (yellow)(‘Legion lot’) and lot 1-2 would both be sold and merged.  As you can see there are wetlands along Route 9 that limit what can be done alone on Lot 77, but together with 1-2 it provides the area needed for the proposed development.  Obviously if the town is allowed to sell the land under this process, the entire development will come before both the Conservation Commission and Planning Board for site plan review.  State permits will be needed.  But this request is merely to get a recommendation under RSA 41-14-a (copy at end of this email).  This process was approved by Town Meeting 2003 and has been used several times, including for other lots to Turbocam in this development.

Here is a summary of the plan from Eliott Wilkins.  TURBOCAM, INC, is planning to build a 32,000 square foot building for our Training center, Tool Room and ECM Research and development center. We would like to build on the previous American Legion lot that enters onto Redemption Road through a front lot. As part of this development we would like to ask the town to remove the lot line that separates the front lot and the American Legion lot. This will enable us to Add extra parking, Well and use gravel from the front lot as fill for the building development.

**41:14-a Acquisition or Sale of Land, Buildings, or Both. –**
I. If adopted in accordance with RSA 41:14-c, the selectmen shall have the authority to acquire or sell land, buildings, or both; provided, however, they shall first submit any such proposed acquisition or sale to the planning board and to the conservation commission for review and recommendation by those bodies, where a board or commission or both, exist. After the selectmen receive the recommendation of the planning board and the conservation commission, where a board or commission or both exist, they shall hold 2 public hearings at least 10 but not more than 14 days apart on the proposed acquisition or sale; provided, however, upon the written petition of 50 registered voters presented to the selectmen, prior to the selectmen's vote, according to the provisions of RSA 39:3, the proposed acquisition or sale shall be inserted as an article in the warrant for the town meeting. The selectmen's vote shall take place no sooner then 7 days nor later than 14 days after the second public hearing which is held.

BCC BOS

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