

TOWN OF BARTLETT PLANNING BOARD
56 TOWN HALL ROAD
INTERVALE, NH 03845
(603) 356-2226

APPLICATION FOR A VOLUNTARY MERGER OF LOTS
(NH RSA 674:39-a: VOLUNTARY MERGER)

DATE OF APPLICATION: _____

LOCATION OF PROPERTY: _____

MAP/PARCELS OF LOTS TO BE COMBINED: _____

NAME OF PROPERTY OWNER: _____

ADDRESS: _____

TELEPHONE: _____

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I/We hereby make application to the town of Bartlett Planning Board to merge the above-captioned lots, which are contiguous pre-existing approved or subdivided lots, for municipal regulation and taxation purposes. I/We understand that the merged parcel shall not thereafter be separately transferred without subdivision approval under the regulations which are in effect at the time of subdivision. I/We understand that the cost of recording said merger is the property owner's responsibility.

Note: if owned by more than one person, all property owners must sign one of these documents. All lots being merged must be under the exact same property owner's name.

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 I hereby attest that there are no mortgages on any of the lots proposed to be merged,

Date: _____

Property owner's signature

OR

I hereby attest that all mortgage holders have been notified of this proposed merger in accordance with NH RSA 674:39-a-II. Copies of such written notices are attached.

I also hereby acknowledge that the Voluntary Lot Merger approval by the Planning Board will not be recorded or take effect prior to my submission of verification from all mortgage holders that they consent to this merger,

Date: _____

Property owner's signature

LIBRARY REFERENCES

674:39-a Voluntary Merger. –

I. Any owner of two or more contiguous pre-existing approved or subdivided lots or parcels who wishes to merge them for municipal regulation and taxation purposes may do so by applying to the planning board or its designee. Except as set forth in paragraphs II and III, all such requests shall be approved, and no public hearing or notice shall be required. No new survey plat need be recorded, but a notice of the merger, sufficient to identify the relevant parcels and endorsed in writing by the planning board or its designee, shall be filed for recording in the registry of deeds, and a copy mailed to the municipality's assessing officials. No such merged parcel shall thereafter be separately transferred without subdivision approval. No city, town, county, or village district may merge preexisting subdivided lots or parcels except upon the consent of the owner.

II. If there is any mortgage on any of the lots, the applicant shall give written notice to each mortgage holder at the time of the submission of the application. The written consent of each mortgage holder shall be required as a condition of approval of the merger, and shall be recorded with the notice of the merger pursuant to paragraph I. Upon recordation of the notice and each consent, the mortgage or mortgages shall be deemed by operation of law to apply to all lots involved in the merger. The municipality shall not be liable for any deficiency in the notice to mortgage holders.

III. No merger shall be approved that would create a violation of then-current ordinances or regulations.

Source. 1995, 291:9. 2010, 345:1, eff. Sept. 18, 2010. 2016, 327:1, eff. Aug. 23, 2016.

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Before this application can be considered or approved by the planning board, the following items must be submitted:

- This application form, signed by all property owners.
- Copies of deeds for all properties to be merged.
- Sketch of Bartlett tax map showing enough detail to identify the properties to be merged.
- Written consent of each mortgage holder, if applicable.
- A check made payable to the Town of Bartlett to cover the cost of recording at the Carroll County Registry of Deeds. A recording fee of \$12.00 for the first page plus \$4.00 for any additional pages, *plus* current first-class postage, is required. The pages which are required to be recorded include the one-page planning board approval, plus any written consents from mortgage holders.