

TOWN OF WEBSTER

NOTICE OF VOLUNTARY MERGER PURSUANT TO RSA 674:39-a

****PLEASE PRINT OR TYPE AND SIGN IN BLACK INK****

Property Owner(s) Name: _____

Address: _____

Telephone: (H) _____ (W) _____

Identify the Parcels affected by this merger:

Map # _____ Section # _____ Lot # _____ Book # _____ Page # _____ Acres _____

Map # _____ Section # _____ Lot # _____ Book # _____ Page # _____ Acres _____

Map # _____ Section # _____ Lot # _____ Book # _____ Page # _____ Acres _____

I (we) understand that no such merged parcels shall hereafter be separately transferred without subdivision approval.

I (we) understand that I (we) must file a copy of this notice with the Registry of Deeds and a copy of same will be forwarded to the assessing officials of Webster.

I (we) understand that if there is a mortgage on any of the lots, I (we) have given written notice to each mortgage holder and have received written consent of each mortgage holder (see below). The written consent shall be recorded with the notice of the merger.

SIGNATURE OF PROPERTY OWNER (S):

SIGNATURE OF MORTGAGE HOLDER (S):

Print or Type

Print or Type

Signature / Date

Signature / Date

Print or Type

Print or Type

Signature / Date

Signature / Date

FOR OFFICE USE ONLY

Date Received: _____ Date Reviewed: _____

Endorsed By: _____

FOR THE WEBSTER PLANNING BOARD

TITLE LXIV

PLANNING AND ZONING

CHAPTER 674

LOCAL LAND USE PLANNING AND REGULATORY POWERS

Regulation of Subdivision of Land

Section 674:39-a

674:39-a Voluntary Merger. –

I. Any owner of 2 or more contiguous preexisting 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.