

**Moultonborough Planning Board
P.O. Box 139
Moultonborough, NH 03254
(603) 476-2347**

This space reserved for Carroll County Registry of Deeds

Application For and Notice of Voluntary Merger

Please fill out this form completely, have all of the owners of the lots or parcels to be merged sign the form, have their signatures acknowledged before a Notary Public or Justice of the Peace.

Owner(s): _____ Tax Map _____ Lot # _____

Tax Map _____ Lot # _____
Tax Map _____ Lot # _____

The undersigned, being all the owner(s) of Tax Map _____ Lot _____, Tax Map _____ Lot _____ and Tax Map _____ Lot _____ hereby certify that the lots or parcels are contiguous and held in the same ownership, and hereby request that the Planning Board approve their merger for municipal regulation and taxation purposes. The undersigned also certify as follows:

1. My/Our title to the lots or parcels derives from Deeds Dated _____, _____, and _____ and recorded in the Carroll County Registry of Deeds at Book _____ Page _____, Book _____ Page _____ and Book _____ Page _____. There are no other parties with ownership interests in either of the lots or parcels.
2. Each of the lots or parcels is preexisting or subdivided, and no applications concerning either lot or parcel are currently pending before any Board, Agency, or Official of Moultonborough.
3. There are no mortgagees or lienholders with rights to either of the lots or parcels, except as follows (use space at Paragraph 7 if necessary):

Name of Lienholder _____ Mailing Address _____ Lot # Subject to Lien _____

4. The merger of these lots will not violate any Moultonborough Ordinance or Regulation.
5. I/we authorize the Planning Board to transfer this Application/Notice to the Selectmen and Tax Collector, and to record this Notice, once approved, in the Carroll County Registry of Deeds.

6. The undersigned hereby waive any and all rights they may have to the treatment of the above lots or parcels as separate and distinct for municipal regulation and taxation purposes, and agree to hold the Town of Moultonborough and its employees and agents harmless from any claim arising from any person as a result of this merger.

7. Additional information: _____

Date: _____

SIGNATURE Owner/Applicant
(PRINT NAME BELOW)

SIGNATURE Owner/Applicant
(PRINT NAME BELOW)

Acknowledgment:

State of _____

County of _____

Personally appeared the above-named _____, before me this
_____ day of _____, ____ and took oath that the statements herein
contained are true and accurate to the best of his/her knowledge and belief.

In witness whereof, I have hereunto set my hand and official seal.

Justice of the Peace/Notary Public

Approved:

Moultonborough Planning Board Chairman
(PRINT NAME BELOW)

Date:

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.