

# VOLUNTARY LOT MERGER

## TOWN OF HARRISVILLE, N.H.

*Please type or print legibly in blue or black ink.  
Completed application shall be recorded at the Cheshire County Registry of Deeds Recording fees(s) are the responsibility of the Applicant.*

As provided for in RSA 674:39-a, the undersigned applicant requests that the Town of Harrisville, New Hampshire, hereby merge the following contiguous parcels of land for the purposes of land assessment and recognized for regulatory purposes as a single tract or parcel of land:

Name of record owner(s) (must be identical for all lots consolidated):

---

Mailing address of owner(s):

---

The following parcels are to be consolidated into a single parcel:      Deed Reference

<u>Map #</u>	<u>Lot #</u>	<u>Sub #</u>	<u>Street Address</u>	<u>Book</u>	<u>Page</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

*(Attach additional sheets if necessary)*

It is the condition of this application that each of the above parcels shall (a) not be subject to separate liens or mortgages, or (b) written consent of each mortgage and lien holder/s shall be required for all parcels merged. In addition, all taxes on all parcels shall be current. By signing below, the owner(s) certifies as to the facts of either (a) or (b) above.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Printed Name of Applicant

\_\_\_\_\_  
Printed Name of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

By signing below, the applicant agrees that (a) this request is subject to approval of the Planning Board to assure such merger does not create a violation of current zoning ordinance or subdivision regulations, (b) that upon approval, this agreement shall be recorded in the Cheshire County Registry of Deeds, and (c) subsequent to approval of this agreement, the owner(s) shall not separately convey or encumber any of the previously existing parcels. Any attempt to separately convey any parcel or part of a parcel submitted hereunder shall require subdivision approval from the Harrisville Planning Board.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Owner’s signature(s): \_\_\_\_\_

Print name(s): \_\_\_\_\_

---

***(For municipal use only)***

By signing below, the application has been reviewed by the Harrisville Planning Board and the lot merger shall not result in violation of the current zoning ordinance or subdivision regulations.

Planning Board Chair-person \_\_\_\_\_ Date \_\_\_\_\_

This request has been reviewed by the Town Assessor, who has assigned the following tax map and lot number:

Map \_\_\_\_\_ Lot \_\_\_\_\_ Sub \_\_\_\_\_

Address \_\_\_\_\_

Town Assessor or Designee \_\_\_\_\_ Date \_\_\_\_\_

The approved and signed original to be recorded at the Cheshire County Registry of Deeds. The recorded merger will be forwarded to the owner of record, Assessor’s Office, and Planning Board & Select Board Office.

# TOWN OF HARRISVILLE, N.H.

705 Chesham Road, Harrisville NH 03450

## **Voluntary Lot Merger: Overview**

In accordance with NH RSA 674:39-a, 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.

Except as set forth in RSA 674:39-a 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, shall be filed for recording in the Registry of Deeds, and a copy received by the 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.

**Note:** Mortgage holder consent is required per RSA 674:39-a II. Written consent of each mortgage holder shall be required as a condition of approval.

## **Voluntary Lot Merger: Process and Application Overview**

1. Complete the Application for a Voluntary Lot Merger and submit it to the Select Board Office to be processed. Please submit two (2) signed copies of the application.
  - The new parcel will be known as the parcel with existing buildings on it.
  - A recording fee will be required at the time of recording at the Cheshire County Registry of Deeds.
  - \*Please refer to fee schedule
  - ONE copy will be retained in the Assessor files, one (1) copy in the Cheshire County Registry of Deeds, and one (1) signed copy will be returned to the owner(s).
2. The Planning Board will consider the Application at the first regularly scheduled meeting following receipt of the Application and, if applicable, Mortgage Holder(s) Consent.
3. If the Planning Board determines that additional information is required, up to an additional ten (10) days will be afforded to produce the additional information.
4. If the Application is granted, the appropriate changes will be noted on the Tax Maps, Assessor records, and shall be recorded at the Cheshire County Registry of Deeds.
5. It is the responsibility of the Owner to record the approved application at the Cheshire County Registry of Deeds.
6. Application shall be provided in both hard copy and PDF formats.