

**Application for Voluntary Merger of Contiguous Pre-Existing
Approved or Subdivided Lots or Parcels
Pursuant to NH RSA 674:39-a**

Groton Planning Board

Property Owner(s): _____ **Dated Submitted:** _____
_____ **Fees Due:** _____
_____ **Date Paid:** _____

Mailing Address: _____

The following information must also be submitted:

- _____ Notarized *Notice of Voluntary Merger of Contiguous Pre-Existing Approved or Subdivided Lots or Parcels*
- _____ Consent of any person holding mortgages, liens or other interests in the lots or parcels
- _____ Copies of the property deed for each of the lots or parcels

The Planning Board will review the Application for *Voluntary Merger of Contiguous Pre-Existing Approved or Subdivided Lots or Parcels* for completeness. If the application is complete, it will be placed on the agenda for the next regular Planning Board Meeting. The Planning Board will approve the application unless the newly created lot would violate the Zoning Ordinance or the Subdivision Regulations. The *Notice of Voluntary Merger of Contiguous Pre-Existing Approved or Subdivided Lots or Parcels* will then be signed by the Planning Board and recorded at the Grafton County Register of Deeds.

**AFTER LOTS ARE MERGED, THEY CANNOT BE CONVEYED SEPARATELY
WITHOUT SUBDIVISION APPROVAL FROM THE 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. – 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 where such merger would create a violation of then-current ordinances or regulations, 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.

Source. 1995, 291:9, eff. Aug. 20, 1995. 2010, 345:1, eff. Sept. 18, 2010.

**TOWN OF GROTON, NEW HAMPSHIRE
NOTICE OF VOLUNTARY MERGER OF CONTIGUOUS PRE-EXISTING
APPROVED OR SUBDIVIDED LOTS OR PARCELS
Pursuant to RSA 674:39-a**

Pursuant to NH RSA 674:39-a, the owner(s) of record of the following described lots or parcels located in the Town of Groton, Grafton County, New Hampshire, have merged them for municipal planning and taxation purposes.

The consent(s) of person(s) holding mortgages, liens, encumbrances or other interests in said lots or parcels, which are attached hereto, are incorporated in this notice.

By executing this notice, the undersigned certifies that the merger of these parcels will not create a violation of any town ordinance or regulation, that the lots are in common ownership and contiguous, and that none of the parcels shall hereafter be separately transferred without subdivision approval from the Groton Planning Board.

Owner(s) of Record:

Name(s): _____

Mailing Address: _____

Telephone Number: _____

Lots or Parcels to be merged:

Map/Lot Number	Registry Book & Page	Registry of Deeds Plan # (if applicable)*

The parcel created by this merger shall be referred to in the Town Tax Records as assigned by the Town:

Map _____ Lot _____ Street Address: _____

IN WITNESS WHEREOF, _____
has/have executed this *Notice Of Voluntary Merger Of Contiguous Pre-Existing Approved Or Subdivided Lots Or Parcels* this _____ day of _____, 20____.

Witness Name:

Owner Name:

Witness Name:

Owner Name:

State of New Hampshire

County of: _____, ss.

This instrument was acknowledged before me on _____
(Date)

by _____
(Name of affiant)

Notary/Justice of the Peace
(seal, if any)
My Commission Expires:

TOWN OF GROTON
ANNEXATION COVENANT
MERGER OF LOTS OF RECORD

The undersigned, being the owner of two certain parcels of land situated in Groton, in the County of Grafton and State of New Hampshire, as more particularly described in a deed(s) to the undersigned, dated _____, and recorded in the Grafton County Registry of Deeds, Book: _____, Page: _____ and a deed dated _____, and recorded in the Grafton county Registry of Deeds, Book: _____ Page: _____, to which reference is made and having requested approval by the Planning Board of the Town of Groton to declare the land described in said deed(s) to be, in fact, a single lot of record, in consideration of mutual agreements, does hereby covenant, grant and agree to and with the Town of Groton, its successors, and assigns, as follows:

- A. On behalf of himself, and his successors in title of this tract of land, agrees that those portions of this parcel or tract cannot be sold separately without lawful subdivision from the Groton Planning Board.
- B. On behalf of himself, and his successors in title of this tract or parcel of land, understands and agrees that this tract or parcel will be treated as a single parcel of land for tax and other purposes.
- C. This Covenant shall run with, and be binding upon the foregoing tract of land and every part thereof, and shall be recorded in the Grafton County Registry of Deeds as evidence thereof. In each and every Deed to this parcel or tract, the owner will undertake to insert a clause referring to this Covenant and binding the Grantee to it.

TAX MAP _____ LOT # _____ TAX MAP _____ LOT # _____

Name of Property Owner: _____
(Please type or print)

Signature Of Property Owner: _____

Date: _____

Approved By Groton Planning Board On: _____

Planning Board Chairperson: _____

Members: _____

