

TOWN OF ASHLAND, NEW HAMPSHIRE
PO BOX 517 – 20 HIGHLAND STREET- ASHLAND, NH 03217
603-968-4432 - (FAX) 603-968-3776
www.ashlandnh.org

Voluntary Merger Application #

landusepb@ashland.nh.g

Application for Voluntary Merger

SECTION 1:

Property Owner (s):

Name (s): _____

Mailing Address: _____

Telephone Number _____ Email _____

Tax Map & Lots: _____

Property Zone: Check All that Apply

Commercial Industrial/Commercial Village Residential Rural Residential

SECTION 2:

- The following information must be submitted:
 - Notarized Notice of Voluntary Merger of Lots or Parcels
- Consent of any person holding mortgages, liens, encumbrances or other interest in the lots or parcels
- Copies of the property deed for each of the lots or parcels

This completed application must be filed at the Ashland Town Office, 20 Highland Street, Ashland, NH 03217 **no later than 20 days prior** to the date of the next scheduled Planning Board meeting.

NOTE: The Planning Board meets regularly on the first Wednesday of the month at 6:30 pm and holds a monthly work session on the fourth Wednesday of the month at 6:30 pm. Meeting dates, times and locations are subject to change with notice. A complete list of scheduled meetings is available at the Town Office on Highland Street or on the town website: <http://www.ashland.nh.gov>. You may also contact the Planning Board at landusepb@ashland.nh.gov.

SECTION 3:

The Chairman of the Planning Board will review the application for completeness. If the application is complete, it will be placed on the agenda for the next regularly scheduled meeting of the Planning Board. The Planning Board will approve the application unless the newly created lot would violate the Town of Ashland Zoning Ordinance or the Subdivision Regulations. The Notice of Voluntary Merger of Lots or Parcels will then be signed by the Planning Board Chairman and recorded at the Grafton County Registry of Deeds.

AFTER LOTS ARE MERGED, THEY CANNOT BE CONVEYED SEPARATELY WITHOUT SUBDIVISION APPROVAL FROM THE PLANNING BOARD

SECTION 4:

Owner name/signature _____
Date

Co-Owner name/signature _____
Date

Agent name/signature _____
Date

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.

NOTICE OF VOLUNTARY MERGER OF LOTS OR PARCELS

Pursuant to RSA 674:39-a, the owner(s) of the following lots or parcels located in the Town of Ashland, Grafton County, New Hampshire, has merged them for municipal planning and taxation purposes. The following described lots or parcels can no longer be conveyed separately, without subdivision approval.

OWNER(S) OF RECORD:

Name(s): _____

Lots or Parcels to be merged:

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

IN WITNESS WHEREOF: _____

has/have executed this Notice of Voluntary Merger this _____ day of _____, 20_____

Signature/Print

Signature/Print

Witness

Witness

STATE OF NEW HAMPSHIRE, COUNTY OF GRAFTON

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____

Before me,

Notary Public/Justice of the Peace

My commission expires: _____

The merger of this foregoing lots or parcels was approved by the Ashland Planning Board pursuant to RSA 674:39-a on _____.

Chairman, Ashland Planning Board