

**TOWN OF FARMINGTON  
PLANNING BOARD  
356 Main Street, Farmington, N.H. 03835**

**Notice of Voluntary Merger of Pre-Existing Lots  
Pursuant to RSA 674:39-a**

Property Owner Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Number of Dwelling Units on Lots: \_\_\_\_\_

Address of Parcels to be merged: \_\_\_\_\_

**The Parcels Being Merged Are:**

Town of Farmington:		Strafford County Registry of Deeds:		
Tax Map #	Lot #	Book#	Page #	Date Recorded
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

New Lot Number will be: \_\_\_\_\_

Is there a mortgage on any of the lots? Yes \_\_\_ No \_\_\_

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 (RSA:39-a).

*I (we) understand that none of the parcels which are being merged by this document shall hereafter be separately transferred without subdivision approval from the Farmington Planning Board.*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date Received: _____	Date Approved: _____
Planning Board Chairman: _____	Chairman

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**For Office Use Only**

**Assessing Verification of Ownership and Deed:**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
                  Kelly Heon, Assessing Clerk

**Property Tax:**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
                  Kathy Seaver, Tax Collector

**Code Enforcement Verification - No Zoning Violations:**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
                  Dennis Roseberry, Code Enforcement Officer

**Mortgagee Notice of Merger:**

\_\_\_\_\_  
\_\_\_\_\_

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**RSA 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 to be recorded, but notice of the merger, sufficient to identify the relevant parcels and endorsed in writing by planning board or its designee, shall be filed for recording in the Registry of Deeds, and a copy provided to assessing office. 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 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 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.