TOWN OF SWANZEY, NH

APPLICATION FOR VOLUNTARY MERGER OF PRE-EXISTING LOTS PURSUANT TO RSA 674:39-a

Instructions & General Information for Lot Consolidation

In accordance with NH RSA 674:39-a, any owner of two (2) or more contiguous pre-existing approved or subdivided lots or parcels, wishing to merge them into one (1) lot for municipal tax purposes and regulation, may request to do so by completing the attached application.

1. Complete the Application for Voluntary Merger of Pre-Existing Lots Pursuant to RSA 674:39-a. The form must be typed or completed in ink.

2. Attach copies of the following documents:

   a. most current deed(s) for the lots

   b. survey (if available)

   c. if property was obtained from an estate (inherited), attach copy of the statutory "Notice to Cities and Towns"

3. Submit required fees as follows:

   a. $30.00 administrative fee, payable to the Town of Swanzey.

   b. $12.44 for recording fees, payable to the Cheshire County Registry of Deeds.

The amount of the Town fees shall be as time-to-time established by the Swanzey Board of Selectmen and shall reflect the reasonable costs to the Town.

The amount of the recording fees payable to the Cheshire County Registry of Deeds will be based on the then-current recording fees established by the Registry.

4. Submit completed application (including attachments and fees) to the Town Planner, as designee of the Planning Board.

5. Town Planner will prepare the Notice of Voluntary Merger of Pre-Existing Lots Pursuant to RSA 674:39-a and arrange for the property owner(s) signature.

6. The Planning Board, at its next regular meeting, will review the information submitted and determine if the resulting lot is in compliance with NH RSA 674:39-a and the Town's current Zoning Ordinance.

7. Once the request is approved and signed by the Chair of the Planning Board, a copy of it will be forwarded to the Swanzey Assessing Coordinator, and the original will be recorded at the Cheshire County Registry of Deeds.

8. It should be noted that none of the merged parcels shall hereafter be separately transferred without subdivision approval from the Swanzey Planning Board. The lots being created by such subdivision shall comply with the zoning ordinance and subdivision regulations in effect at the time.

If you have any questions, please contact the Town Planner at 352-7411 ext. 108.

TOWN OF SWANZEY, NH

APPLICATION FOR VOLUNTARY MERGER OF PRE-EXISTING LOTS
PURSUANT TO RSA 674:39-a

Name of Property Owner(s):

Mailing Address:

Telephone Number:

Email Address:

Street Location of Parcels Affected by the Requested Merger:

Properties Requested to be Merged (attach additional sheet if needed):

Parcel 1

Tax Map _____ Lot Number _____

Current Deed Reference (book & page) Date Recorded _____

Parcel 2

Tax Map _____ Lot Number _____

Current Deed Reference (book & page) Date Recorded _____

Parcel 3

Tax Map _____ Lot Number _____

Current Deed Reference (book & page) Date Recorded _____

By signing this application, 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 Swanzey Planning Board.

Signature(s) of Property Owner(s):

Signature:_____ Name:_____ Date:_____

Signature:_____ Name:_____ Date:_____