



Town of Hopkinton
Planning · Building Department
330 Main Street
Hopkinton, NH 03229
Tel. 603-746-4487, Fax: 603-746-2952

NOTICE OF VOLUNTARY MERGER OF PRE-EXISTING LOTS
INSTRUCTIONS FOR LOT CONSOLIDATION

1. Complete the upper portion of the Notice of Voluntary Merger of Pre-existing Lots pursuant to RSA 674:39-a¹. You must include the Parcel Identification Number (Tax Map/Lot) information from the Town as well as the Book and Page number information from the Merrimack County Registry of Deeds. If you need additional space, please attach another sheet. PLEASE TYPE this information as the Merrimack County Registry of Deeds will not accept if for recording otherwise. PLEASE SIGN IN BLACK INK ONLY.
2. Submit the form along with the fee of fifty dollars (\$50), a copy of the deeds, tax maps, and any surveys you may have for the lots being merged to the Office of the Planning Board. The survey is not required, but is helpful in the review process. If the office is unable to determine if the deeds match the Town's tax maps, then you may be requested to provide additional information.
3. The Planning Board, at their next regular meeting, will review the information submitted and determine if the resulting lot is in compliance with NH RSA 674:30-a and the Town's current Zoning Ordinance.
4. Once the request is approved and signed by the Chairman of the Planning Board, a copy of it will be forwarded to the assessing official, and the original will be recorded with the Merrimack County Registry of Deeds.
5. It should be noted that none of the merged parcels shall hereafter be separately transferred without subdivision approval from the Hopkinton Planning Board. The lots being created by such subdivision shall comply with the zoning ordinance and subdivision regulations in effect at the time.

¹ A copy of the State Law (NH RSA 674:39-a) is attached for reference.



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TOWN OF HOPKINTON, NH
NOTICE OF VOLUNTARY MERGER OF PRE-EXISTING LOTS
Pursuant to RSA 674:39-a

(This Form Must Be Typed)

Property Owner Name(s): _____

Address: _____

Street Location of Parcels Affected by this Merger: _____

The Parcels Being Merged Are:

Parcel Identification #: _____ Registry of Deeds Book/Page# _____

Parcel Identification #: _____ Registry of Deeds Book/Page# _____

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 Hopkinton Planning Board.

Signature(s) of Property Owner(s):

Signature: _____ Name: _____ Date: _____

Signature: _____ Name: _____ Date: _____

For Office Use Only

Date Received: _____ Date Reviewed: _____

Endorsed by: _____ Date: _____

Hopkinton 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.