



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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LOT MERGER REGULATIONS

The Town of Windham, acting through its Planning Board, hereby adopts the following rules and regulations governing the process of voluntary lot mergers in Windham, New Hampshire.

SECTION I – Purpose –

The purpose of the rules and regulations herein are to:

- (a) provide for harmonious development (RSA 674:36 (II) (b)),
- (b) assure that land which is merged through voluntary merger does not result in violation of the zoning ordinance and/or provisions of prior land use approvals obtained from the Town of Windham (RSA 674:36 (II) (i)),
- (c) promote the general convenience and prosperity of the Town of Windham (RSA 674:36 (II) (j)),
- (d) implement the provisions of RSA 674:39-a, and
- (e) create no increase in the non-conformity of a lot.

SECTION II – Authority –

These regulations are derived from the authority contained in RSA 674:35, and as allowed in RSA 674:39-a.

SECTION III – Procedure –

Applications for voluntary lot merger shall be processed in the following fashion:

- (a) Any property owner who owns two (2) or more contiguous parcels of land who wishes to merge them for municipal regulation and tax purposes shall file such requests with the Windham Code Enforcement Administrator, as designee of the Planning Board.

- (b) Such requests shall be filed on the official form annexed to these regulations as Exhibit A. Filing will require duplicate originals.
- (c) The application for merger shall be accompanied by a copy of the relevant portion of the Windham Tax Map, notating the lots to be merged and the dividing or lot lines to be eliminated. Applicants shall also attach copies of the deeds which are referred to in the application form. Where land has been inherited by the applicant, a copy of the statutory “Notice to Cities and Towns” shall be attached.
- (d) The application for merger shall be accompanied by up to three checks (i) one payable to the Rockingham County Registry of Deeds to cover the cost of recording the merger form, (ii) one to the Town of Windham to cover the application costs, and (iii) one to the Town of Windham to cover the legal review, if applicable. The fee amounts are established by the Windham Board of Selectmen and shall reflect the reasonable costs of the town.
- (e) The Code Enforcement Administrator shall review such merger requests for compliance with the provisions herein, and shall either (i) approve the request in writing by endorsement on the forms, or (ii) deny the request by sending notice in writing to the applicant. Such action shall be taken within thirty (30) days of filing of the application.
- (f) If an application is approved by the Code Enforcement Administrator, both copies will be forwarded to the Assessor’s office, who will assign the merged lot a tax map and lot number, sign the forms and then forward one (1) copy, along with the recording fee check, to the Rockingham County Registry of Deeds for recording. The recorded copy will be returned to the property owner. The duplicate original shall be retained by the Town.
- (g) If the Code Enforcement Administrator denies the merger application, the applicant may, within thirty (30) days of the issuance of the written notice of denial, appeal the decision to the Windham Zoning Board of Adjustment. See, Windham Zoning Ordinance, Section 904.2.

SECTION IV – Standards –

The decision to approve a voluntary lot merger shall be governed by the following standards:

- (a) Mergers shall be permitted only of lots currently shown on the Windham Tax Map.
- (b) The Code Enforcement Administrator shall verify with the office of the Assessor that the legal owner(s) of all of the lots submitted for merger is (are) identical for all the lots.
- (c) No merger shall be permitted if the result is to create a violation of zoning or other land use ordinances of the Town of Windham.
- (d) Parcels separated by a stream or way (private or public) may be considered contiguous if they are or can be utilized in a unitary fashion (e.g. a septic system on one lot serving a dwelling across a way from a served structure).
- (e) No lots shall be merged unless all real estate taxes on all lots are current.
- (f) No lots shall be merged unless legal counsel for the applicant, admitted to practice in New Hampshire, has signed a certification that the lots (i) are not subject to mortgages, liens or encumbrances, or (ii) that all the lots proposed for merger are subject to the same mortgages, liens or encumbrances. Alternatively, an applicant may elect to have Town Counsel complete said review, at the expense of the applicant, and Town Counsel will notify the Code Enforcement Administrator if the application meets the foregoing requirements.
- (g) Create no increase in the non-conformity of a lot.

SECTION V – Exception

The foregoing regulations shall not apply when a property owner is proposing to merge two (2) or more lots as part of an application for subdivision approval or site plan approval which will result in the recording of a new plan in the Registry of Deeds which will reflect such merger and/or re-subdivision.

Adopted April 30, 2014 by Planning Board

Applicant to File Duplicate Originals; Please Type or Print Legibly with Black Ink; Signatures in Black Ink

TOWN OF WINDHAM, N.H.

LOT CONSOLIDATION/ LOT MERGER FORM

The undersigned applicant requests that the Town of Windham, New Hampshire, hereby consolidate the following parcels of land for the purposes of being assessed and treated for regulatory purposes as a single tract or parcel of land:

Name of record owner(s) (must be identical for all lots consolidated)

Mailing address of owner(s)

The following existing parcels are to be consolidated into a single parcel

Map #	Lot #	Street Address	Deed Ref:
_____	_____	_____	BK _____ Page _____
_____	_____	_____	BK _____ Page _____
_____	_____	_____	BK _____ Page _____

(attach additional sheet if necessary)

It is a condition of this application that each of the above parcels shall (i) not be subject to liens or mortgages, or (ii) any such liens or mortgages apply equally to all parcels submitted. In addition, all real estate taxes on all parcels shall be current. By signing below, legal counsel for the owner(s) (admitted in New Hampshire) certifies as to the facts of either (i) or (ii) above.

Dated: _____

Signature: Legal Counsel to Applicant

Printed name: _____

Office Address: _____

NOTE: If this form is not signed by counsel, then a review by Counsel for the Town, at the applicant's expense, shall be completed.

Applicant understands that (i) this request is subject to approval of the Town Community Development Department to assure such action does not result in violation of Windham Land Use Ordinances, (ii) that if not signed by Applicant's counsel, that agreement is made to pay the costs of

a review by Town Counsel, (iii) that upon approval, a copy of this agreement shall be recorded in the Rockingham County Registry of Deeds, and (iv) subsequent to the approval of this agreement, the owner(s) shall not separately convey or encumber any of the previously existing single parcels, such assurance being in the form of an enforceable restrictive covenant between the owner and the Town. Any attempt to separately convey any parcel or part of a parcel submitted hereunder shall require subdivision approval from the Windham Planning Board.

Dated this _____ day of _____, 20_____.

Owner
Print
Name(s)

Co-Owner

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

Then personally appeared the above named owners and acknowledged the forgoing to be his/her/their free act and deed.

Notary Public/Justice of the Peace
My Comm Exp:

By signature below, the application has been reviewed by the Windham Code Enforcement Office, delegated authority by the Windham Planning Board under RSA 674:39-a and that the requested consolidation is hereby approved.

Dated: _____

Windham Code Enforcement Administrator

By signature below, this request has been approved by the Windham Tax Assessor,

Resulting Map and Lot # of merged parcel: Map _____ Lot _____

New Street Address: _____

Windham Tax Assessor

One copy to be retained in Town files. One copy shall be forwarded to the Rockingham County Registry of Deeds for recording upon approval. Recorded copy to be returned to Owner(s).

TO REGISTRY OF DEEDS:

Upon recording, return to Owner at Name and Address shown on Page 1.