

Effingham Planning Board
68 School Street, Effingham NH 03882



NOTICE OF MERGER

Case Number 2026-01

Map 417, Lot: 48 Map 417, Lots: 49

At its February 5, 2026, meeting, the Effingham Planning Board voted to approve the Application for Voluntary Merger of lots submitted by Lois Poster of 258 Bailey Rd Effingham, NH 03882 .

____ Written consent from mortgage holder(s) must be submitted for approval.

Any owner of two or more contiguous preexisting approved or subdivided lots of record who may wish to merge them for municipal regulation and taxation purposes may do so by application to the Planning Board (RSA 674:39-a). Unless 1 or 2 below apply, all such requests shall be approved, and no public hearing or public notice shall be required. No new survey plat need be recorded, but a Notice of Merger, signed by the Planning Board, shall be filed at the Carroll County Registry of Deeds.

(As of 2016) The two exceptions are:

- 1. 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 application for merger. 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 Merger. Upon recording the Notice of Merger and written consent, the mortgage(s) shall be deemed by operation of law to apply to the entirety of all lots involved in the merger.*
- 2. No merger shall be approved that would create a violation of then-current zoning ordinance.*

Where a mortgage exists on one or more lots, written consent from mortgage holder(s) is required. An existing dwelling on each lot does not prohibit merger due to Article 23 'Accessory Dwelling Units' of the Effingham Zoning Ordinance.

Upon meeting any required condition, this Notice of Merger (along with written consent of mortgage holder if required) is filed with the Carroll County Registry of Deeds, and the lots noted above under common ownership, shall be legally merged and cannot be sold as separate lots without future subdivision approval by this Planning Board.

Feb 19 2026
DATE

EFFINGHAM PLANNING BOARD

cc: Applicants, Board of Selectmen, Zoning Enforcement Officer, Assessing Clerk