



# TOWN OF NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257

## Public Hearing Notice

New London Zoning Board  
Agenda/Public Hearing  
Whipple Hall  
25 Seamans Rd., New London, NH

Tuesday, January 6, 2026  
6:30 p.m.

1. Public Hearing (s): Application for a Variance – Continued

**Case #** ZBA 25-08 -  
**Applicant** Ross L Jr. & Martha Campbell  
**Address** 584 Lakeshore Dr.  
**Parcel ID** 050-008-000  
**Zone (s)** Residential (R2) within Shoreland Overlay  
**Summary:**

The applicant is applying for a variance of Article XX Legal Nonconforming Uses, Legal Nonconform Structures, and Legal Nonconforming Lots, B. Legal Nonconforming Structures, 4., which does not allow for any vertical expansion within the waterfront buffer. The applicant proposes renovations to allow construction of a new dormer on the Lakeshore Drive side of the house. The dormer will not be higher than the existing ridgeline.

2. Public Hearing (s): Application for a Special Exception

**Case #** ZBA 25-09  
**Applicant** Mark Picton  
**Address** 38 Mill Pond Rd.  
**Parcel ID** 042-015-000  
**Zone (s)** Agricultural Rural Residential (ARR), Streams Conservation Overlay District  
**Summary:**

The applicant is requesting a Special Exception pursuant to Article XXII, G.3, Streams Conservation Overlay District, to allow a reduction in the required Stream Buffer/Natural Woodland Buffer. The request is associated with the construction of a single-family residential structure with a 1' x 40' encroachment of the structure and additional walkway and front steps into the Natural Woodland Buffer.

3. Public Hearing (s): **Public Service Company of NH d/b/a Eversource Energy**

**Applicant: Public Service Company of New Hampshire d/b/a Eversource Energy**  
**Properties: Various locations along the M127 transmission line, properties in New London include:**

<b>Parcel ID</b>	<b>Address / Location</b>	<b>Acres</b>
006-002	881 Morgan Hill Rd.	23
006-003	Morgan Hill Rd.	1040
006-004	868 Morgan Hill Rd.	4.04
007-001	Morgan Hill	2.4
007-002	938 Morgan Hill Rd.	9.5
011-001	832 Morgan Hill Rd.	5
011-002	51 Putney Rd.	12.5
011-003	Morgan Hill Rd.	304
012-001	Great Brook Land	22
023-012	328 Pingree Rd.	37
023-013	Pingree Rd.	26.45
023-014	Pingree Rd.	41.18
024-001	Lakeshore Dr.	27.6
024-002	Off Lakeshore Dr.	20.9
025-001	425 Lakeshore Dr.	132
026-001	151 Forty Acres Rd.	112.7
036-007	Lakeshore Dr.	40.4
036-010	300 Lakeshore Dr.	4.69

<b>Parcel ID</b>	<b>Address / Location</b>	<b>Acres</b>
036-011	246 Lakeshore Dr.	6.08
037-002	339 Lakeshore Dr.	21.43
037-003	360 Lakeshore Dr.	12.97
037-004	373 Lakeshore Dr.	15.56
039-001	Whitney Brook Rd.	69
039-002	9 Forty Acres Rd.	7.1
039-003	93 Forest Acres Rd.	19.8
039-010	256 Whitney Brook Rd.	9.07
052-008	170 Whitney Brook Rd.	7.24

**A. Public Hearing for Case # ZBA 25-10 – Special Exception for Wetlands Conservation Overlay District**

Zones: Forest Conservation, Agricultural/Rural Residential, Wetlands Conservation Overlay

**Summary:**

The applicant is requesting a Special Exception pursuant to Article XIII, Sections B and G of the Town of New London Zoning Ordinance for the replacement of existing utility pole structures within the Wetlands Conservation Overlay District. The proposal includes the replacement of fourteen (14) existing wooden utility poles with weathered steel poles within the existing M127 transmission line right-of-way.

The request includes approximately 8,823 square feet (0.20 acres) of temporary wetland impacts associated with construction matting, work pads, and access roads. No utility structures are proposed within wetland buffers. One existing wooden utility pole located within wetlands outside of wetland buffers will be replaced with a new pole in approximately the same location. Temporary wetland impacts are proposed for construction access, with one limited area of permanent wetland impact due to site constraints.

**B. Public Hearing for Case # ZBA 25-11 – Special Exception for Steep Slope Overlay District**

Zones: Forest Conservation, Agricultural/Rural Residential, Steep Slope Overlay District

**Summary:**

The applicant is requesting a Special Exception pursuant to Article XIV, Section B of the Town of New London Zoning Ordinance for the replacement of existing utility pole structures within the Steep Slope Overlay District. The proposal includes the replacement of fourteen (14) existing wooden utility poles with weathered steel poles within the existing M127 transmission line right-of-way.

The request includes approximately 69,908 square feet (1.60 acres) of grading impacts on slopes between 15–25 percent associated with gravel access road and work pad construction. Existing wooden utility poles will be removed and replaced with new poles occupying approximately 40 square feet per structure, representing a one-to-one, in-kind replacement. Replacement structures will be located within approximately 5 to 15 feet of the existing poles, which will be subsequently removed.

**C. Public Hearing for Case # ZBA 25-12 – Variance for Steep Slope Overlay District**

Zones: Forest Conservation, Agricultural/Rural Residential, Steep Slope Overlay District

**Summary:**

The applicant is requesting a variance pursuant to Article XIV, Section B of the Town of New London Zoning Ordinance for the replacement of existing utility pole structures within the Steep Slope Overlay District on slopes greater than 25 percent. The proposal includes the replacement of fourteen (14) existing wooden utility poles with weathered steel poles within the existing M127 transmission line right-of-way.

The request includes approximately 85,244 square feet (1.96 acres) of grading impacts on slopes greater than 25 percent associated with gravel access road and work pad construction. Existing wooden utility poles will be removed and replaced with new poles occupying approximately 40 square feet per structure, representing a one-to-one, in-kind replacement. Replacement structures will be located within approximately 5 to 15 feet of the existing poles, which will be subsequently removed.

