



TOWN OF NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • NEWLONDON.NH.GOV

NEW LONDON ZONING BOARD OF ADJUSTMENT

Agenda

Tuesday, January 6, 2026

6:30 PM

Whipple Memorial Town Hall

25 Seamans Road

1. Call to Order
2. Public Hearing(s): Application for a Special Exception – Continuation

Case # ZBA 25-08
Applicant Ross L Jr. & Martha Campbell
Address 584 Lakeshore Dr.
Parcel ID 050-008-000
Zone (s) R2 Residential with Shoreland Overlay
Summary: The applicant is applying for a variance of Article XVI, Section C,F, R2-Residential District with Shoreland Overlay. The applicant proposes the renovations to allow construction of a new street-side dormer to match the existing lake-side dormer and to reconfigure the side hip roof to a gable so it does not shed snow on the deck pathway.

3. 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.

4. Public Hearing (s): Special Exception for Wetlands Conservation Overlay District

Case # **ZBA 25-10**
Applicant **Eversource**
Zone (s) 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.

5. Public Hearing (s) Special Exception for Steep Slope Overlay District

Case # **ZBA 25-11**
Applicant **Eversource**
Zones (s) 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.

6. Public Hearing (s) Variance for Steep Slope Overlay District

Case # **ZBA 25-12**

Applicant **Eversource**

Zones (s) 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.

7. Other Business

8. Motion to Adjourn