



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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

ZONING BOARD OF ADJUSTMENT (ZBA)

**NOTICE OF DECISION**

**January 6, 2026**

1. Application for a Variance

**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, R-2 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.

**The Zoning Board of Adjustment, by a vote of 5-0, grants a Variance to allow the renovations within the R-2 Residential District with Shoreland Overlay**

2. 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.

**Conditions:**

1. Submission of plans showing overhangs (max 1'4")
2. Stormwater mitigation per best management practices

**The Zoning Board of Adjustment, by a vote of 5-0, grants a Special Exception with two conditions to allow construction within the Stream Buffer/Natural Woodland Buffer.**

3. Application for a Special Exception

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, Section B and G of the Town of New London Zoning Ordinance for 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 Zoning Board of Adjustment, by a vote of 5-0, grants a Special Exception to allow replacement of fourteen (14) poles within the Wetlands Conservation Overlay District.**

4. Application for a Special Exception

Case # ZBA 25-11  
Applicant Eversource  
Zone (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 Zoning Board of Adjustment, by a vote of 5-0, grants a Special Exception to allow replacement of fourteen (14) poles within the Forest Conservation, Agricultural/Rural Residential Steep Slope Overlay District**

5. Application for a Variance

Case # ZBA 25-12  
Applicant Eversource  
Zone (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 Zoning Board of Adjustment, by a vote of 5-0, grants a Variance to allow the replacement of fourteen (14) poles within the Forest Conservation, Agricultural/Rural Residential, Steep Slope Overlay District on slopes greater than 25 percent.**

Adam Ricker, Zoning Administrator  
Town of New London

Variations and Special Exceptions shall be valid if exercised within two (2) years. Refer to RSA 674:33, Powers of the Zoning Board of Adjustment, for the specific language. Persons who are aggrieved by the decision of the ZBA are advised to seek legal counsel as they deem appropriate and to review applicable laws including but not limited to RSA 677 Rehearing and Appeal Procedures; RSA 674:33 Powers of the Zoning Board of Adjustment; RSA 676:5 Appeals to Board of Adjustment; RSA 676:3.