



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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MEMORANDUM

TO: New London Board of Selectmen
FROM: Adam Ricker, Town Planner
DATE: March 18, 2026
RE: Easement Request – Jane E. Smedley Revocable Trust (Elkins Road Properties)

Overview

The Jane E. Smedley Revocable Trust has requested an easement from the Town of New London to facilitate the installation of a New Hampshire Department of Environmental Services (NH DES) approved subsurface wastewater disposal system (septic system).

This request involves the following parcels:

- **371 Elkins Road** (Map/Lot: 077-013-0-0-0) – existing dwelling
- **Elkins Road** (Map/Lot: 077-011-0-0-0) – proposed septic system location (Lot 11)
- **Town-owned parcel** (Map/Lot: 077-012-0-0-0) – narrow intervening lot (Lot 12)

Request Details

The proposed septic system will be located on Lot 11, serving the existing dwelling on Lot 13 (371 Elkins Road). The dwelling, narrow lot, and geotechnical conditions of Lot 13, would make installing the septic on the same lot extremely difficult.

To connect the dwelling to the new system, a subsurface pipe must traverse Lot 12, a Town-owned parcel approximately 16 feet in width, extending from Elkins Road to Pleasant Lake.

Accordingly, the applicant is requesting an easement across Lot 12 solely for the purpose of installing and maintaining this septic connection.

Given the environmental benefits, consistency with Town objectives, and minimal impact to Town-owned property, this request appears to be reasonable and prudent. The proposed easement produced by Town Counsel supports the Town's broader goal of protecting water quality in Pleasant Lake by enabling the installation of a compliant and modern septic system, and its limited scope and location suggest minimal downside to the Town while offering clear environmental and public benefit.

Adam S. Ricker



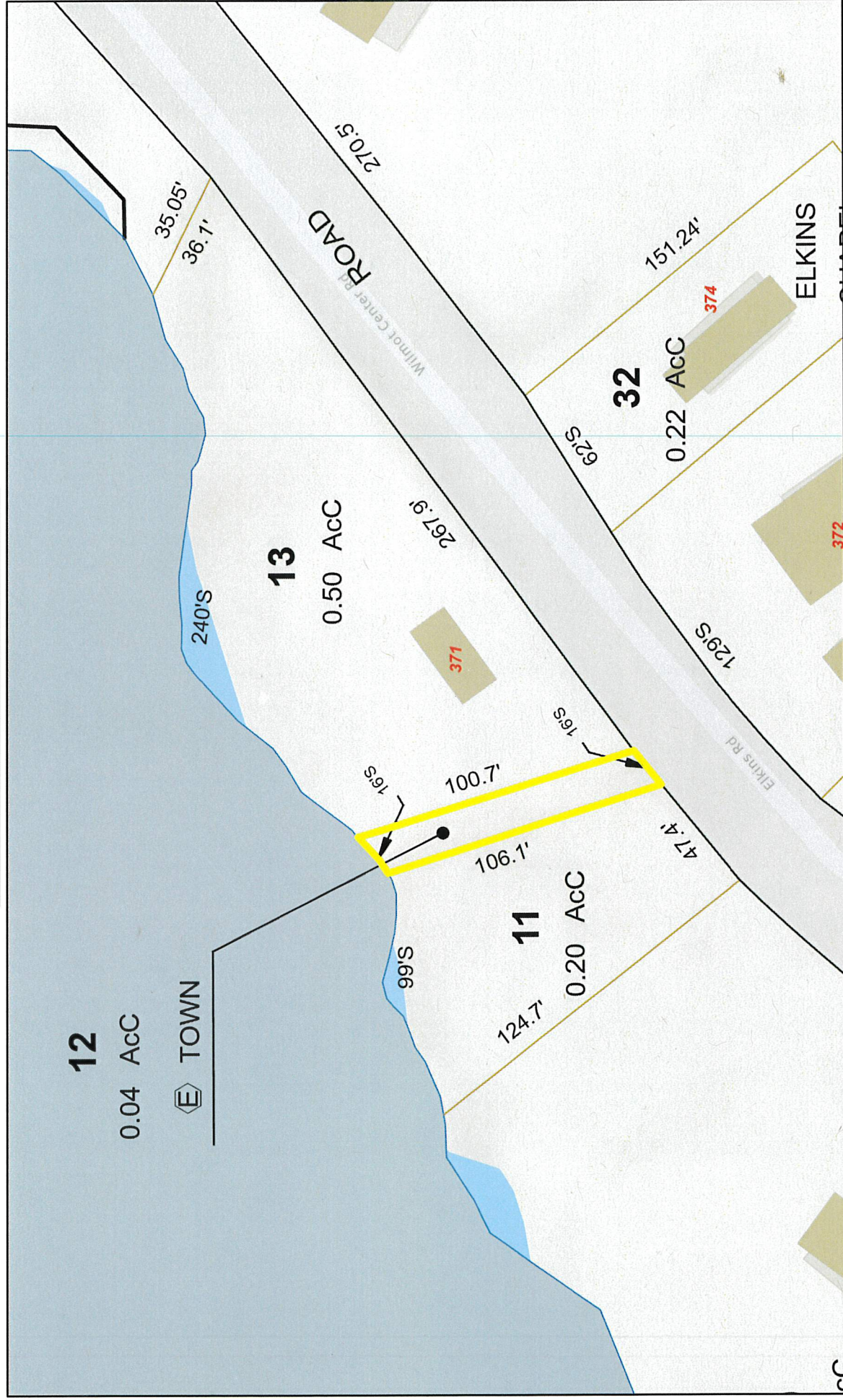
March 18, 2026

Tri-Town, NH

1 inch = 53 Feet



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