



Town of Wilton, NH Zoning Board of Adjustment

Notice of Decision

The request by Faby Gagné and Luc Sirois for a special exception for a home occupation on Lots A-21-1 and A-30, 325 Burton Highway and Stiles Farm Road, under section 6.6.1 of the Wilton Zoning Ordinance has been granted in part, denied without prejudice in part, and continued in part to the May 12, 2026 Zoning Board meeting.

Background

Information considered by the Zoning Board includes the application, written submissions by the applicant and abutters, testimony by the applicant, abutters, and others at hearings on March 10 and April 14, 2026, and observations at a site visit on April 2, 2026.

- Lot A-21-1 is a 6.4 acre lot in the General Residence and Agricultural District, with 360 feet of frontage on Burton Highway.
- Lot A-30 is a 12.8 acre lot in the General Residence and Agricultural District. It abuts Lot A-21-1 across Class VI Stiles Farm Road. It has no Class V road frontage, but accesses Burton Highway by a driveway over Lot A-21-1.
- There are a house and a barn on Lot A-30, and an outdoor dressage riding arena on Lot A-21-2.

Agricultural Uses

The applicant has proposed the cultivation of lavender, the growing and seasonal on-site “cut-your-own” sale of Christmas trees, and the raising of cashmere goats.

The Zoning Board found that these uses fall under “All general farming and forestry activities,” which are permitted as of right in the General Residence and Agricultural District (Wilton Zoning Ordinance section 6.1(b)). A special exception may be granted only if the proposed use is not permitted by the Ordinance in the absence of a Special Exception (Ordinance section 4.12(a)). Therefore, the special exception for these uses is denied without prejudice.

The selectmen, the applicant, or any abutter may apply for a rehearing of this decision. A request for a rehearing must be filed in writing with the Zoning Board of Adjustment on or before Thursday, May 14, 2026, and must fully specify all grounds on which the rehearing is requested. (N.H. RSA 677:2)

Fiber Arts Workshops

The applicant has proposed holding fiber arts workshops in the barn on Lot A-30.

The Zoning Board has found that the proposed use satisfies the requirements of sections 6.6.1, 5.3.1, and 4.12 of the Wilton Zoning Ordinance, and therefore has granted the special exception for the proposed use, subject to the following conditions:

- Workshops may be conducted either by the applicant or by an outside instructor.

- The applicant will be on site during all workshops.
- In addition to the applicant and the instructor, there will be no more than 15 participants in a workshop.
- Workshops may be held on no more than two days in a calendar month, except that a third day is allowed in no more than two months of each year.
- One or more workshops may be held on any workshop day, but no more than 15 total vehicle round trips associated with the workshops are allowed on any workshop day.
- Workshops will begin no earlier than 9:00 a.m. and will end no later than 6:00 p.m. or sunset, whichever is earlier.
- The applicant will meet the sanitary needs of the applicants either by providing portable toilets or by allowing workshop participants to use a toilet in the house.
- No rental of the dressage ring on lot A-21-1 will occur on workshop days.
- Only non-toxic dyes will be used in the workshops, and no dyes will be disposed of on the property.

This decision shall expire if the construction or use permitted by it has not begun by Friday, April 14, 2028. (Wilton Zoning Ordinance section 17.4)

The selectmen, the applicant, or any abutter may apply for a rehearing of this decision. A request for a rehearing must be filed in writing with the Zoning Board of Adjustment on or before Thursday, May 14, 2026, and must fully specify all grounds on which the rehearing is requested. (N.H. RSA 677:2)

Dressage Arena Rentals

The applicant has proposed to rent the dressage ring on Lot A-21-1 for riding practice and lessons.

The hearing on this proposal has been continued to the May 12, 2026 Zoning Board meeting.

Sincerely,



Neil Faiman, Chairperson
Wilton ZBA
April 15, 2026

Case #3/10/2026-1, decided Tuesday, April 14, 2026