



Town of Wilton, NH Zoning Board of Adjustment MINUTES

Masks are requested to be worn at all Town of Wilton ZBA meetings.

Tuesday, March 10, 2026 Zoning Board of Adjustment Meeting

Board Members' Present: Neil Faiman, *Chairperson*; Joanna K. Eckstrom, *Vice-chairperson*; Jeff Stone; Linda Jennings; Peg Duggan, *Alternate*

Board Members Absent: Judith Klinghoffer

Board Clerk: Caryn Case

Attendees: Heather Wright; Dave Wright; Kenton Blagbrough; Alan Preston; Elaine Keenan; Ron Folz; Patricia Folz; Faby Gagne; Luc Sirois; Jennifer Beck; John Miles Horsley

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MINUTES

(Minutes were produced by Caryn Case, Board Clerk, with AI assistance.)

1. Call to Order

Chairperson Faiman called the meeting to order at 7:03 p.m. asking attendees to sign in, wear masks if willing explaining that some Board members are or have family who are at elevated risk if they were to contract covid or other diseases. He pointed out that in doing so, voices may be muffled and urged attendees to alert the Board if it became difficult to hear. He described that the protocol for public testimony required that you state your name, address, and relationship to the case.

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2. Board Introductions

Chairperson Faiman introduced C Case, *Board Clerk*, and the sitting Board as L Jennings, *Member*, N Faiman, *Chairperson*, JK Eckstrom, *Vice-chairperson*, J Stone, *Member*, and P Duggan, *Alternate*, sitting for J Klinghoffer, *Member*, who was absent for personal reasons.

Chairperson Faiman stated the meeting was being recorded and the minutes would be prepared with the assistance of AI.

3. Public Hearing(s), *continued from a previous meeting*

There were no cases continued from a previous meeting.

4. Public Hearing, *NEW*
Faby Gagne and Luc Sirois

(Case #03/10/2026-01)

Faby Gagné and Luc Sirois have requested a special exception under section 6.6.1 of the Wilton Zoning Ordinance to allow fiber arts workshops, rental of a dressage arena, raising cashmere goats, and growing Christmas trees and lavender on Lots A-21-1 and A-30, 325 Burton Highway. (Case #3/10/2026-1)

Chairperson Faiman opened the public hearing by reading the public notice. He explained that the applicant would present their case describing what they would like to do, what they seek relief from, and why the Zoning Board ought to grant said relief. He said the Board may ask questions during the presentation, however, he asked that attendees hold comments, information, opinions, facts, etc. until recognized. He said the Board may or may not choose to deliberate on the case that evening or may decide whether more information is necessary and continue the case until the next meeting. He noted that the meeting will close by 10:00 p.m., or the Board may choose to relax that rule and continue past 10:00 p.m. by unanimous vote.

F Gagne, applicant, introduced herself and her husband, L Sirois, (The Applicants) of 325 Burton Highway, and thanked the Board and attendees for their interest and their time. She stated she was seeking a special exception for a home occupation to operate a small educational farm providing fiber arts workshops of limited scope (one workshop per warm month, with up to fifteen participants) and use of a dressage arena (no more than four riders at a time for private practice). The Applicants purchased the property in December 2025 for the peace and quiet of a rural setting. The Applicants are beginner farmers, and are being mentored, locally, by Rick Hardy, Brookdale Fruit Farm, Hollis, NH, to achieve their aggregate agricultural goals for a cashmere fiber farm and use of an existing dressage arena (no boarding). The Applicants are in the process of conducting market research to best align these interests to the community and their long-range plans.

F Gagne shared a short lesson on the evolution of cashmere fiber. She said the barn where the fiber

76 arts workshops would be held on Tax Map A Lot 030, and the existing dressage arena is on Tax Map A Lot
77 021-01. She told the Board she did not own horses, and it was not her intent to own any horses. The two
78 parcels total over 20 acres. She said her husband plans to start a Cut-Your-Own Christmas Tree Farm on
79 an existing cleared field of less than half an acre, and a Lavendar Farm on another already cleared field of
80 less than a quarter acre. The Applicants understand pursuit of their interests will impact traffic in the
81 neighborhood and make note that their business plan will ensure that privacy and solitude remain
82 paramount for all. L Sirois mentioned, in support of the latter, that their property insurance includes the
83 mini farm, and restricts the number of employees they can hire, and the volume of annual revenue they can
84 take in. Chairperson Faiman noted that the proposed Christmas Tree Farm and the proposed Lavender
85 Farm were permitted uses in the General Residence and Agricultural District.

86
87 In response to several questions from the Board, The Applicants stated:

- 88 – they have no interest in Bed & Breakfast,
- 89 – that Christmas Trees require seven years before they can be harvested and sold,
- 90 – lavender would take about a year,
- 91 – distribution and use of lavender is still being considered, though they do not intend to distill it,
- 92 – goats provide a small amount of milk, and they plan to experiment making lavender infused
93 soap,
- 94 – livestock experience has been limited to free-range chickens housed in their barn, and
- 95 – any clearing will be limited to personal use firewood which L Sirois cuts himself.

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97 Chairperson Faiman opened the discussion to attendees.

98
99 K Blagborough, abutter, Tax Map A Lot 022, 293 Burton Highway, cited having a well
100 easement, near the dressage arena, and 200 feet of NHDES protective corridor through a wetland across
101 Tax Map A Lot 021-01. He does not want horses, nor their manure, near his well, where there are runoff
102 issues, or crossing the wetland. He presented the Board with the following documents:

- 103
104 – Letter (3 pages) and photographs (3 pages) To Chairman Neil Faiman and ZBA Board
105 Members¹,
- 106 – AI Overview / Manual (39 pages) of Best Management Practices (BMPs) for Agriculture in New
107 Hampshire²,
- 108 – Deed Reference, Book 1716, Page 322 (3 pages)³,
- 109 – Declarations of Covenants, Restrictions, Conditions and Reservations Pertaining to the Status
110 of Certain Private Ways, Book 6997, Page 0292 (5 pages)⁴,

¹ Letter / To Chairman Neil Faiman and ZBA Board Members

² AI Overview / Manual of Best Management Practices (BMPs) For Agriculture In New Hampshire

³ HCRD / Book 1716, Page 322

⁴ HCRD / Book 6997, Page 0292

- 111 – Stipulation and Release Regarding Building Permit for Class VI Highway, Book 7133, Page 0939
112 (4 pages)⁵,
113 – “Corrective / Subdivision Plan / Tax Map “A” Lot 21 / Burton Highway / Wilton, NH / Prepared
114 for / AT&T Forest Products, Inc. / June 10, 2003 1” = 100’ ”⁶,
115 – “Lot Line Adjustment / For / Roadway & Bridge Relocation / Burton Highway / Jenny D. Clary
116 McCallion / And / Town of Wilton / Wilton, New Hampshire / Scale: 1” = 20’ August 20,
117 1998”⁷, and Gove Environmental Services, Inc., Technical Report of Wetland Delineation and
118 Identification, dated 05/23/03 (2 pages)⁸
119

120 K Blagbrough said the subdivision plan shows the protective corridor where the runoff occurs.
121 He said he has brought this to the attention of previous property owners. He asked the Board to protect
122 the well and provide best management practices for horse manure. Chairperson Faiman acknowledged
123 awareness of a well easement but was unsure how the easement, setbacks, wetlands, et al were shown on
124 the plan. However, he said the matter of manure management was a legitimate question. L Sirois said that
125 the sweeper and arena drag had been purchased from the previous owners who kept two horses on the
126 premises, adding that it would destroy the business plan if the arena were not well maintained and cleaned.
127 Despite what seemed logical for the proper care and maintenance of the footing in the dressage arena, F
128 Gagne was open to recommendations on the handling and disposal of the horse manure.
129

130 K Blagborough said he had not received notification that a dressage arena was being constructed.
131 Chairperson Faiman could not recall what kind of permit, if any, would have been required to build the
132 arena. K Blagborough claimed the arena interferes with his right to use the well and passes through three
133 wetlands and a barway and told the Board it had to be moved. Chairperson Faiman understood K
134 Blagborough’s concerns but stated the issue is a private matter the Zoning Board does not get involved in.
135 K Blagborough said he would provide the Board with a copy of the NHDES Wetlands Report, which he did
136 not have with him, to show the delineation of the three wetlands and barway. J Beck, Wilton Conservation
137 Commission, acknowledged previous property owners were in violation of several things that were never
138 resolved.
139

140 K Blagborough said that a previous property owner put an electrical conduit through his well pipeline;
141 that Tax Map A Lot 030 had no road frontage; and that the driveway stipulation agreement did not give
142 permission to cross through the wetland and his well easement.
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144 Chairperson Faiman reiterated that the impact of the dressage arena in relation to the well, wetlands,

⁵ HCRD / Book 7133, Page 0939

⁶ “Corrective / Subdivision Plan / Tax Map “A” Lot 21 / Burton Highway / Wilton, NH / Prepared for / AT&T Forest Products, Inc. / June 10, 2003 1” = 100’ ”

⁷ “Lot Line Adjustment / For / Roadway & Bridge Relocation / Burton Highway / Jenny D. Clary McCallion / And / Town of Wilton / Wilton, New Hampshire / Scale: 1” = 20’ August 20, 1998”

⁸ Gove Environmental Services, Inc., Technical Report of Wetland Delineation and Identification, dated 05/23/03

145 and the like are a private, civil matter. However, the Zoning Board could talk about use of the dressage
146 arena and its effect on the neighborhood.

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148 Dave Wright, abutter, 323 Burton Highway, shares a portion of the driveway with the applicants. He
149 read a prepared letter⁹ addressing concerns about the deteriorating condition of the existing shared
150 driveway and the impact of increased “commercial” traffic upon it, requesting that the Board require a
151 formal site plan review and traffic impact study. F Gagne acknowledged the disrepair acquired from the
152 previous owners but had not yet had the opportunity to discuss it, in part, because they were still moving
153 into the property, and finalizing their business plan to understand the impact upon said driveway. She
154 commented on hearing the word “commercial” used to describe her ambitions several times and wanted
155 to make sure everyone understood her intent is a very small scope mini farm that would draw a gathering
156 of people the size of family for a graduation party or Thanksgiving dinner. L Sirois added that their property
157 insurance requirements demonstrate there is no commercial scale farm proposed.

158

159 Chairperson Faiman identified that the Applicants provided a basic concept of their proposed mini
160 farm, but to approve the home occupation there needs to be a clear understanding of what the magnitude
161 of the proposed operation is, including, but not limited to, hours of operation, days per week, number of
162 vehicles, number of horses (and riders), to be able to assess the impact on the neighborhood, certain
163 easements, and the question of a home occupation on two parcels having common ownership however,
164 with only one parcel, having a residential dwelling unit. Regardless, he assured attendees, the responsibility
165 of the Zoning Board is not to change the zoning but to review what is allowed and the conditions to which
166 it is allowed. He added this type of home occupation also requires site plan review and approval by the
167 Planning Board.

168

169 A Preston, abutter, 21 Frye Mill Road, provided the Board with additional documents to support and
170 provide further evidence of the concerns articulated by K Blagborough regarding wetlands and easements,
171 and his own attempts and frustrations to deal with previous property owners since 2002 on a myriad of
172 like matters:

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- 174 – State of New Hampshire, Department of Environmental Services letter (5 pages) and
175 photographs (2 pages) to Wilton Town Clerk dated December 12, 2002¹⁰
- 176 – Gove Environmental Services, Inc. Technical Report (2 pages) and photographs (2 pages) of
177 Wetland Delineation and Identification, dated 5/23/03¹¹
- 178 – Fernald, Taft, Falby & Little, Professional Association, Attorneys at Law letter (7 pages) to Mr.
179 John A Dresser and Ms. Elaine L. Horn, dated September 7, 2023¹²; and

⁹ Prepared Statement by David & Heather Wright, 323 Burton Highway

¹⁰ State of New Hampshire, Department of Environmental Services letter to Wilton Town Clerk, dated December 12, 2002

¹¹ Gove Environmental Services, Inc. Technical Report of Wetland Delineation and Identification, dated 5/23/03

¹² Fernald, Taft, Falby & Little, Professional Association, Attorneys at Law letter, dated September 7, 2023

180 – two photographs¹³.
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182 K Blagborough added his voice to concerns on traffic impact. He stated that stormwater controls
183 had not been implemented, including, but not limited to a wetland crossing, citing subsection 4.10.10 of the
184 Wilton Zoning Ordinance, raising concern about the horse manure filtering into the groundwater and then
185 into Mill Brook, a protected water class. He closed by saying, his home is on the National Register, which
186 gives him a say in that protection.
187

188 J Beck, Queen of County Road Association, sought clarification on access up Stiles Farm Road from
189 Burton Highway in connection with the proposal. F Gagne said there was none planned. She and Luc have
190 maintained the roadway and driveway to and through their properties considering future improvements
191 relative to their home occupation and personal use only.
192

193 In summary, Chairperson Faiman said the special exception for the home occupation is proposed to do
194 two things, conduct workshops in the barn on Tax Map A Lot 30 and allow rental of the arena on Tax Map
195 A Lot 021-01. In addition, the request includes permission to grow Christmas trees and lavender and raise
196 goats. The latter are agriculture, general farming and forestry activities, which are permitted and do not
197 appear to require a special exception to execute. He reiterated the concerns raised about use of and
198 condition of the driveway, part of which is shared with Tax Map A Lot 021-02, and its suitability for the
199 proposed use and the impact it will have on the neighborhood. Additionally, wetlands and easements
200 running north along Tax Map A Lot 021-01 and Stiles Farm Road/Peterborough Road must also be
201 considered. He asked the Board how they felt about deliberations. The Board requested a site visit and to
202 continue the meeting.
203

204 **L Jennings made a MOTION to schedule a site visit for 4 p.m. Thursday, April 2, 2026,**
205 **at 325 Burton Highway and continue the hearing until 7 p.m. Wednesday, April 15,**
206 **2026, in the Town Hall Courtroom.**

207 **J Stone SECONDED the motion.**

208 There was no discussion.

209	VOICE Vote:	ayes	5
210		nays	0
211		abstentions	0

212 **Motion was CARRIED. 5/0/0**
213

214 Chairperson Faiman explained that a site visit is an opportunity to appreciate the parcel and proposal in
215 a way a site plan cannot provide. Typically, there is no discussion, and all questions are directed to the
216 Chairperson, to aid in the preparation of minutes. The site visit is open to the public.

¹³ Two photographs

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5. Minutes, December 9, 2025

Chairperson Faiman called for any corrections to December 9, 2025, minutes.

The Board identified corrections to the following lines:

- Line 29: omit the letter “e” from the word “site”;
- Line 123: add the name “Eckstrom” after the phrase “Vice-chairperson”; and
- Line 154: add the word ‘the’ after the phrase “The intent of”.

L Jennings made a MOTION to approve December 9, 2025, meeting minutes as corrected.

J Stone SECONDED the motion.

There was no further DISCUSSION.

VOICE Vote: ayes	5
nays	0
abstentions	0

Motion was CARRIED. 5/0/0

6. Unfinished Business

There were no topics discussed from a previous meeting.

7. Old Business

There was no old business reconsidered.

8. New Business

There was no new business discussed.

9. Nonpublic Session – *may be called at any time under RSA 91-A:3 II*

A non-public session was not called.

10. Communications and miscellaneous

Chairperson Faiman reminded JK Eckstrom, L Jennings, and J Klinghoffer, that their terms require reappointment by the Select Board.

11. Adjournment

L Jennings made a MOTION to adjourn at 9:03 p.m.

255 **J Stone SECONDED the motion.**
256 There was no discussion.
257 VOICE Vote: ayes 5
258 nays 0
259 abstentions 0
260 **Motion was CARRIED. 5/0/0**

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APPROVED April 14, 2026