



**Town of Wilton, NH
Zoning Board of Adjustment
MINUTES**

Thursday, April 2, 2026

4:00 p.m.

Tax Map A Lot 030; Tax Map A Lot 021-01

325 Burton Highway

ATTENDANCE

Board Members Present:

Neil Faiman (Chairperson); Joanna Eckstrom (Vice-chairperson); Jeff Stone; Linda Jennings; Peg Duggan (Alternate)

Board Members Absent:

Judith Klinghoffer

Board Secretary:

Caryn Case (Land Use Administrator)

Attendees:

Faby Gagne (Applicant); Luc Sirois (Applicant); Jennifer Beck (Abutter); Alan Preston (Abutter); Clark Preston (Abutter); Kenton Blagbrough (Abutter); Bob Silva (Wilton Conservation Commission); Tyler Dionne (Monadnock Ledger); John Miles Horsley (Chairperson, Wilton Planning Board)

TABLE OF CONTENTS

- 1. Call to Order
- 2. Site Visit
- 3. Adjournment

SITE VISIT MINUTES

1. Call to Order

Chairperson Faiman called the site visit to order at 4:05 p.m. by reading the public notice.

Chairperson Faiman stated that the site visit is not a substitute for the public hearing but rather a complement to the public hearing for the purpose of being shown the details and relevant features of the proposed request. He asked that questions are directed at the Chairperson, and individual conversations

33 kept to a minimum lest that information is not included in the public record. He asked that questions
34 requiring discussion beyond the identification of application elements be saved for the meeting on Tuesday,
35 April 14, 2026.

36
37 Chairperson Faiman invited abutters to point out their concerns when appropriate and then invited the
38 applicants to guide the group to the barn, the dressage arena, and other points of interest relevant to their
39 application.

40
41 1. Site Visit, *continued from a previous meeting*

42 **Faby Gagne and Luc Sirois**

43 **(Case #03/10/2026-01)**

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

47
48 F Gagne pointed out that the group was standing in an area that would be designated parking for
49 workshop participants, dressage arena renters, and Christmas Tree Farm/Lavender Farm patrons. She took
50 attendees into the barn where the curated workshops (knitting, spinning, and weaving) would be held. She
51 noted the barn would house the cashmere goats in inclement weather, but otherwise they would be
52 pastured, for now, they housed her chickens. She said the dirt drive attendees drove down, was the
53 portion of her driveway through Tax Map A Lot 021-01, which continued over Stiles Farm Road, and onto
54 Tax Map A Lot 030 to her barn. As the group headed toward the dressage arena, C Case asked the
55 applicant to confirm the proposed location for the Christmas Tree and Lavendar Farms were behind the
56 barn. The applicant confirmed, adding that these existing pastures would be repurposed as they were not
57 needed.

58
59 As the group walked up the hill, K Blagbrough asked the Chairperson Faiman for the opportunity to
60 point out the wetlands running parallel to Stiles Farm Road. Given that opportunity, K Blagbrough
61 identified where water pools on either side at the end of the applicant's driveway where it meets the right-
62 of-way. He added that the subdivision plan cites a stonewall in this location, however, J Beck indicated the
63 stonewall was removed to create the culvert and ditch needed to capture and maintain the runoff.

64
65 At the dressage arena, Chairperson Faiman indicated that Stiles Farm Road continued about two
66 tenths of a mile up the road to a cul-de-sac and about a tenth of a mile further down the road from the
67 driveway entrances. He said that Stiles Farm Road was a Class VI roadway that was open to the public but
68 not maintained by the Town. The applicant described the dressage arena as well maintained but rarely used
69 as the previous owner lost her horse. K Blagbrough pointed to a small building near the dressage arena and
70 said this was his wellhouse to which he has an easement for, and the dressage arena was constructed
71 within the protective radius of a dug well. At this time, A Preston indicated he has two (2) wells he has

72 easements for, dug on the applicant's property behind the house. It was noted that these three (3) wells
73 seemed relatively distant from the properties they serve. A Preston said the wells were located to drive
74 the flow of water downhill through pipelines. The dressage arena, located on the hill, provided a view of a
75 pond (informally named Preston's Pond) which A Preston said drains into a brook at the base of the hill
76 and often floods.

77
78 The group walked back down the hill towards the barn. K Blagborough asked if he could show
79 attendees the brook where flooding occurs. While not necessarily relevant to the application, Chairperson
80 Faiman allowed those interested to that viewing. J Beck noted that the area (Watershed District)
81 surrounds Mill Brook which is a Class A water system pursuant to the New Hampshire Department of
82 Environmental Services.

83
84 In summary, Chairperson Faiman noted that attendees saw the barn, dressage arena, pastures, a
85 pond, wellhouse, and drainage/erosion concerns, and called for any additional questions or points of
86 interest. Hearing none, he stated the public hearing would continue Tuesday, April 14, 2026, at 7 p.m. in
87 the Wilton Town Hall, and by request of Vice-chairperson Eckstrom would be available via Zoom.

88

89 **2. Adjournment**

90 Chairman Faiman closed the public site visit at 4:54 p.m.

91

92

93 **APPROVED April 14, 2026**