

To Chairman Neil Faiman and ZBA Board Members,

In response to a letter from Town of Wilton NH Zoning Board of Adjustment dated February 25, 2026 referencing Case #3/10/2026-1, "request by Faby Gagne and Luc Sirois for 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 A21-1 and A-30, 325 Burton Highway," on behalf of the Blagbrough Family Realty Trust as Trustee, I voice objection to the applicants' request for the following reasons:

- No house (residence) on Lot A21-1 for a home occupation. [5.3.1a](#), [5.3.1d](#), and [6.6.1e](#)
- Lot A30 is on a class VI highway. See Stipulation between Town and A&T. Violates [5.2.2](#) and [6.2.3](#)
- Proposed plan interferes with easement rights of abutters. See Subdivision Plan # 32547 in the Notes section of Plan #32547. Disturbed easements areas must be restored back to their original unimproved condition as of the time of purchase of Lot A22 in 1963. [4.12.d](#)
- Applicants' plan does not depict the Trust's well on A21-1. [4.12.d](#)
- Access is a problem. (See Subdivision Plan #32547; no conversion of a logging road toward A30. Common Drive Covenant limits the driveway length. Access at Burton Highway may conflict with the deed for Lot A63 whose land extends to the north side of the stream and highway, canal easement, missing stone wall). [4.11](#), [4.12.b](#) and [4.12.e](#)
- Excessive vehicular traffic and noise [4.10.2](#), impacting the abutter. Applicants provide no traffic study that substantiates their claim. [5.2.5](#)
- Applicants provide no plan to deal with animal odor and physical animal waste, particularly in proximity to well and wetlands, in compliance with NHDES best management practices. [4.10.3](#)
- Dyes are classified as hazardous household material by NHDES and there is no plan to dispose of this dye. [4.10.5](#)
- Stormwater, [4.10.10](#) and [4.11](#). The applicants failed to provide a plan with topographical features, slopes, grade and soil, water flows downstream on both lots toward Mill Brook (Mill Brook Purity Act) [14.6](#).
- Application proposes activity within the wetland setbacks of the Watershed District [14.3.3](#).
- Old Peterborough Road aka Old County Road aka Stiles Farm Road is not safe for traffic either one way or two-way along the direction of the roadway itself. [4.12](#). Road needs to be upgraded for the proposed traffic use and to improve safety (See Stipulation between Town of Wilton and A&T). Old Peterborough must be a passable public highway for all abutters, not just one abutter. [4.11](#)

- Dressage Arena was built with approval, within LotA22's protective well radius and within 150 feet of a wetland. And was not approved by the Subdivision Plan #32547. 14.3.3
- Parking: Overflow parking looks to be in the unimproved well pipeline easement for the Trust. Also, it is within 150 feet of a wetland. 14.3.3

#### RATIONALE:

Neighborhood: The Blagbrough Family Realty Trust (Lot A22) is an abutter to both lots. Blagbrough Family Realty Trust owns The Hamblet Putnam Frye house, a historic property listed on the National Register of Historic Places. Adjacent is the Frye Measure Mill, a property listed on the National Register of Historic Places as well. The neighborhood is uniquely historic with national significance. As the Wilton Master Plan(VI-28) states in "Threats to Historical Resources: Historical resources are precious, fragile and non-renewable. They can be lost or destroyed by obsolescence, development or mere passage of time unless steps are taken to preserve them." Lot A21-1 has no home on it and Lot A30 is on a Class VI road, whereas the Ordinance requires frontage on Class V road, see Ordinances 5.2.2 and 6.2.3.

The Trust is most concerned with the preservation and protection of its rights within the Subdivision Plan (#32547) regarding the Trust's easements on property Lot A21-1, as noted as the conditions of the Subdivision approval. The Trust also has a well on LotA21-1, which is not represented by the applicants' plan. In fact, no easements of any abutter are noted on the plan submitted by the applicant. The Trust has a well on A22 with the protective well radius extending into Lot a21-1, as marked on the Subdivision Plan (#32547). The insufficiencies of the plan should be cause for denial of the application. The Subdivision Plan (#32547) clearly marks the well and its protective well radius, including the easement for the well pipeline extending from LotA22 through to the Well on A21-1. Additionally, there are wetlands along the Old Peterborough Road aka Old County Road aka Stiles Farm Road. Submitted is a wetland report by Gove Environmental Services indicating the identification and location (flags) of wetlands along the road. These wetlands impact the both Lots A21-1 and 30, and the impact must factor into the denial of this application. See Ordinance 14.3.3. Any activity proposed by the Applicants interfering with the easements are reason for denial.

Traffic and Noise: Any vehicular traffic using the old logging road as it enters through the stonewall border (see subdivision plan #32547) is visible from my property. The potential for 15 additional cars will increase noise levels to an unbearable din, and the issue of two-way traffic and parking add up to an unacceptable problem with traffic that should disqualify this application. Besides vehicular noise issues, having 15 people gathered in one place can be a noise issue problem as well, as they gather outside for example is a problem. Noise travels and the applicants are not aware of how the sound travels to the abutters from their property. Plus, the noise from the people bringing horses to the

dressage arena compounds the matter. The area may be represented as a quiet wooded spot but the applicant does not see how the influx of people will diminish the rural character and charm of the wooded locations in which they live. From my well on A21-1, all this potential activity would be quite visible.

Road Infrastructure: The application envisions people bringing horses to use the dressage arena. That means horse trailers and the roadway is not able to sustain that type of traffic for turning around etc. The road would need improvements. Plus, a horse trailer would be right by my well and easement once off the road which is a problem. The road is Class VI where the Ordinance requires frontage on a Class V road. Stiles Farm Road or Old Peterborough Road or Old County Road: The Stipulation between the Town of Wilton and A&T Forest Products (and successor owners) are bound by the terms and conditions regarding the road. This class VI highway had previous owners subject to this Stipulation perform work without permission from the town boards or notice to the abutters. Work was done in the wetlands and drainage from this unapproved work flows along to the abutting lands. There is a large hump in the road blocking traffic from the lower level portion of the Old Peterborough Road. How can I drive on the road to inspect my well with this impediment in the way that was placed by an abutter without permission? My land abuts the road and as a member of the public I feel the Town must provide equal access for all people to travel the entire length of the road, not just provide special approval to a specific lot which gives the appearance of preferential treatment toward one lot owner over another. The water drains eventually into Mill Brook, which is a tributary to “waters of the United States.” Eversource installed underground conduits crossing this road without notice to the abutter who has an easement in that land or with markings on the approved Subdivision plan (See #32547)

Easements and Wetlands A21-1: Within lot A-21-1, the Trust has deeded easement rights which were not outlined in the plan provided by the applicants. The Trust owns a well and wellhouse with curtilage on lot A-21-1. This was not indicated on the applicant plan. My easements rights are to be respected and protected. See Subdivision plan #32547. On Plan #32547, there is a protective corridor for the well pipeline easement clearly marked on this approved plan, running parallel to the stone wall as the boundary of lot A21-1. The Trust has an easement to flood the canal, repair and maintain the canal. The water would come via pipe from the pond on Lot A63. This easement is listed on Plan#32547 and there is a 150-foot setback from that impacting lot A21-1. Plan #32547 also marks the 150 foot setbacks from the wetlands on lot A22 that extend into lot A 21-1 which was agreed upon and included in this approved plan. Wetlands Watershed District 14.3.3, In 2003, Gove Environmental Services identified three areas of wetlands along Stiles Farm Road along the edge of the road with lot A21-1 (see the attached Gove report). Flags 1-5 identify wetlands near my well on A 21-1. The “arena” obviously is too close to the 150 foot wetland setback and must be moved. Flags 6-9 identified wetlands at the breach in the stonewall along A21-1 where the old logging road acts as an access road to the development on lot A30. Some of the proposed activities requested by the applicants interfere with the easements of the Trust. There are no safeguards protecting my easements from the activities that the

applicants request that I see in their plan and application. The protective unimproved corridor approved by the Planning Board with the Subdivision Plan has been violated and the Trust seeks restoration by removing any conduit, pipe, road surface or culvert.

Subdivision approval of lot A-21-1.

In regards to the submitted applicants Plan document with a reference to Plan #32547, the following facts are reasons for the rejection of the applicants' request. As the Board may know Lot A21-1 was created as part of two lot subdivision approved by the Town of Wilton Planning Board on June 19, 2002. The Subdivision was recorded in the Hillsborough County Registry of Deeds originally as Plan #31845 then with corrected version Plan #32547. The subdivision plan only approved two lots, access to which is to be a common "driveway" from Burton Highway (see Note 12 on Plan). This common driveway terminates within lot A21-1 (see description in Common Driveway Covenant filed in the Registry of Deeds). The subdivision plan does not authorize any intersection of that private common driveway with old Peterborough Road aka Old County Road aka Stiles Farm Road. The subdivision plan clearly shows that the stonewall along the southerly side of old Peterborough Road is to remain intact, thus preventing access to Lot A30 from lot A21-1. I draw attention to Note 14 on the Plan states, " Any relocation of the driveways, other than shown on this plan requires the permission of the Planning Board." The subdivision plan does not authorize the installation of underground utilities with Lot A21-1 or within the Old Peterborough Road. The Subdivision Plan, to protect the easement rights of Lot A22, provides a corridor of unimproved land to remain along the Old Peterborough Road within Lot A21-1, protecting the Trust's easement rights (See note 8 of the Plan #32547). Additionally on the Plan, the well belonging to the Trust is located on Lot A21-1 along with a protective well radius. The applicants propose to bring horses past the well, crossing a wetland for use in a dressage arena that received no approval for construction and within 150 feet of a wetland. As important, the Subdivision Plan depicts the agreed upon 150 foot setback from the wetlands along the boundary of Lots A22 and A21-1, extending into Lot A21-1 by the stone wall. The Plan also shows the easement and wetland of the canal located on LotA21-1, which is the Trust's easement.

The applicants have not provided any approvals or permits that authorized the extension of the private driveway in A21-1 interfering with the Trust's well pipeline easement. No approvals or permits have been presented showing authorization for an underground conduit or improvements in the Old Peterborough Road or permitting the permanent removal of a portion of the stonewall adjacent to the Old Peterborough Road

Arena was not approved and is not on the subdivision plan, and there was no hearing about its construction. Significant alteration of terrain occurred, as well a section of it being in my easement as outlined on the Plan#32547. Also, it is within the setback of a wetland, and within my protective well radius, and too close to my well water source. It has to be moved or removed.

Sanitation 4.2; In application, it states under section, 'I. Section 6.1 Criteria, there will be a maximum of 15 participants. There is only a septic system rated only for the bedrooms in the house. 15 extra people using the septic system on a consistent basis is not consistent with the house septic approval. Sanitary issues are a concern as the property is not rated for such use. See Plan, [S] for septic.

Sanitation 4.2 Animal waste:

Goats defecate, and that waste smell can carry over to the abutting property. The previous owner had several horses and the smell at times strongly drifted to my house in a most unpleasant way. No one should have to smell animal waste. Also, the waste will be on a downward sloping hillside which will drain into the pond that drains into Mill Brook. Leaching into the ground flowing into the groundwater to the public waters. What are the best industry management practices to contain horse manure and goat manure for storage and protection from going into groundwater, both in regards to my wells, and the Mill Brook watershed? The Plan and application make no mention of manure containment and removal. The applicant's plan provides no wetland field reports indicating the exact location of wetlands on A30. Horses defecate. Also "arena" is sited within the protected radius of the well and well house and its curtilage the Trust owns on Lot A-21-1 and must be moved. Alos, parts of the structure are within the easement as outlined on Plan #32547.

Lot A-30 and Safety: Lot A 30 is governed by the Stipulation between the Town of Wilton and A&T Forest Products, December 1, 2003, recorded in the Hillsborough County Registry of Deeds. In part the Stipulation states, "Whereas, the Old Peterborough Road is a Class VI highway providing access to A&T's property." The applicant does not provide the access points along the Old Peterborough Road that provides entrance to lot A-30. All successors in title from A&T Products are bound by the terms of the Stipulation with the Town of Wilton ( see paragraph 6, "The rights, privileges, responsibilities and liabilities of A&T hereunder shall be binding on itself, its successors and assigns and shall run with the Premises and be binding upon any and all parties having any interest therein in the future in perpetuity." ). The terms of this Stipulation impact the owner of lot A30 but also is an understanding that the abutters expect the Town of Wilton to enforce with full, fair and impartial compliance.

Furthermore, the Stipulation claims the Town is not responsible for the maintenance of the road. Liability of the owner of Lot A-30 is not provided in the application. Must be able to provide safe access for fire trucks, ambulances, etc, for the protection of the attendees as well as the abutters. This is a safety concern. See Subdivision Plan #32547.

Thank you for considering my objections to this special exception request.  
Sincerely,

Kenton Blagbrough  
Trustee

Lot A22

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