



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

**Sunday, September 8, 2024**

**9 AM**

**87 Abbot Hill Acres Road**

**ATTENDANCE**

<b>Board Members Present:</b>	Neil Faiman (chairperson); Joanna Eckstrom (co-chairperson); Andy Hoar; Jeff Stone; Peg Duggan (alternate)
<b>Board Members Absent:</b>	Judith Klinghoffer; Linda Jennings (alternate)
<b>Board Secretary:</b>	Caryn Case
<b>Attendees:</b>	Melissa Eastly; John Griffith; Lynn Randall; Tom Jesse

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2. 08/13/2024-03, Nickolas Carlson, Melissa Eastley, and John Eric Harold Jacobsen
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**SITE VISIT MINUTES**

**1. Call to Order**

Chairman Faiman called the meeting to order at 9:02 a.m.

**2. Nickolas Carlson, Melissa Eastley, and Joahn Eric Harold Jacobsen, 87 Abbot Hill Acres Road**

Public Hearing, ***continued from a previous meeting***

Case 08/13/2024-03

*Nickolas Carlson, Melissa Eastley, and John Eric Harold Jacobsen (owners) and Melissa Eastley (applicant) have requested a special exception under section 5.3.1 of the Wilton Zoning Ordinance to allow a dog boarding-and-training business as a home occupation on Lot M-66, 87 Abbot Hill Acres Road.*

Chairman Faiman opened the public meeting by reading the public notice. He described the purpose of the site visit to assist Board members and other interested parties to become familiar with the property involved with the application. He asked that Board members and other interested parties ask questions through the Chairperson. He said questions should be limited to details pertaining to the application, such

35 as boundaries, contours, proposed buffers, driveway, etc.... and that no other testimony would be taken,  
36 nor other discussion should occur.

37  
38 Melissa Eastley brought the Board and interested parties into the basement of the residence where three  
39 (3) client dogs, described in her proposal, would be boarded and trained. She described this entrance into  
40 the basement as the primary entrance for her dog clients. Note: the entrance is through the bulkhead door  
41 and then through a second basement door. She indicated where the three (3), four (4) by six (6) foot  
42 kennels would be located, and pointed to a second area of the basement, with a stairway to the upstairs, as  
43 a separate means of egress only. She said that both areas would house fire extinguishers and enough  
44 leashes for the dogs to be safely and securely lead in an emergency. She said a fire plan would be posted  
45 and that she would share this document with the Board.

46  
47 Melissa Eastley then performed a barking test with two (2) of her own dogs and instructed the Board and  
48 interested parties to stand by the primary entrance and walk towards the edge of the road to get a sense of  
49 any noise her client dogs might make. Note: the noise from the barking test was barely audible from the  
50 edge of the road as compared to a child playing in the yard next door which was significantly louder.

51  
52 Melissa Eastley described her "Day Plan" which included a potty break for the dogs, in her backyard, adding  
53 that waste is properly disposed. She said that client dog training sessions occur inside the basement. She  
54 mentioned that she has three (3) of her own dogs which she does train at home, sometimes outside.

55  
56 Melissa Eastley said the ability to board-and-train in her residence accommodates instances where adverse  
57 weather may keep her from her board -and-train facility in Sharon. She shared that she has client dogs on  
58 training schedules that may run from two (2) weeks up to several months.

59

### 60 **3. Adjournment**

61 Chairman Faiman closed the meeting at 9:35 a.m.

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64 **APPROVED: 09.10.2024**