



# Town of Wilton, NH Zoning Board of Adjustment MINUTES

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

## Tuesday, April 14, 2026 Zoning Board of Adjustment Meeting

**Board Members' Present:** Neil Faiman, *Chairperson*; Joanna K. Eckstrom, *Vice-chairperson (remote)*; Jeff Stone; Linda Jennings; Peg Duggan, *Alternate*  
**Board Members Absent:** Judith Klinghoffer  
**Board Clerk:** Caryn Case  
**Attendees:** Kenton Blagbrough; Alan Preston; Faby Gagne; Luc Sirois

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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 7:05 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. Minutes**

a. April 2, 2026 – Site Visit

Chairperson Faiman called for review and approval of April 2, 2026, Site Visit Minutes. There was none.

**P Duggan made a MOTION to approve April 2, 2025, meeting minutes as presented.**

**J Stone SECONDED the motion.**

There was no DISCUSSION.

|                 |             |     |
|-----------------|-------------|-----|
| ROLL Call Vote: | L Jennings  | aye |
|                 | N Faiman    | aye |
|                 | J Stone     | aye |
|                 | P Duggan    | aye |
|                 | JK Eckstrom | aye |

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

b. March 10, 2026

Chairperson Faiman called for review and approval of March 10, 2026, minutes.

The Board identified corrections to the following lines:

- Line 3: replace the word “Wednesday” with the word “Tuesday”;
- Line 6: add a semi colon after the name “Jeff Stone”;
- Line 7: add a semi colon after the name “Linda Jennings”;
- Line 55: replace the word “open” with the word “opened”;
- Line 76: replace the word “upon” with the word “on” in two places;
- Line 84: replace the word “Lavendar” with the word “Lavender”;
- Line 85: replace the word “use” with the word “uses”;
- Line 114: add a space after the phrase “100’ “;
- Line 120: replace the word “then” with the word “the”;

- Line 140: replace the word “complained” with the word “said”;
- Line 162; omit the phrase “other ...”;
- Line 164: replace the phrase “with a residential dwelling unit” with the phrase “having a residential dwelling unit”; and
- Line 215: replace the word “at” with the word “to”.

**P Duggan made a MOTION to approve March 10, 2026, minutes as corrected.  
J Stone SECONDED the motion.**

There was no DISCUSSION.

|                 |             |     |
|-----------------|-------------|-----|
| ROLL Call Vote: | L Jennings  | aye |
|                 | N Faiman    | aye |
|                 | J Stone     | aye |
|                 | P Duggan    | aye |
|                 | JK Eckstrom | aye |

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

4. Public Hearing, *continued from a previous meeting*  
**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 hearing by reading the public notice. He stated the hearing was a continuation from a previous meeting. He asked the applicants if they had any new information to provide the Board. Hearing none, he asked attendees if they had any additional comments to make.

K Blagbrough reminded the Board that Tax Map A Lot 021-01 does not have a home on it which is required for a home occupation. He also stated that Tax Map A Lot 030 fronts Old Peterborough Road, not Burton Highway, to which access to the property is legally granted. In a prepared letter<sup>1</sup> to the Board, citing numerous objections to the application for a special exception, K Blagbrough raised concern over well/water rights and easements, stormwater management, the location of the existing dressage arena, the discharge of manure, lack of sanitation facilities in the barn, wetland violations, the value of his property, and traffic and breach of the stone wall along Tax Map A Lot 021-01. He said he met with the Select Board August 5, 2019, and provided a copy of minutes<sup>2</sup> from a Nonpublic Session held that night which discussed

<sup>1</sup> Letter to Chairman Gaiman and Zoning Board Members, received March 14, 2026

<sup>2</sup> Town of Wilton / Select Board Non-Pubic Session / Wilton Town Hall Courtroom / Monday, August 5, 20219

110 the stonewall breach along Tax Map A Lot 021-01 and ultimately referred to Town Counsel for further  
111 research.

112

113 Vice-chairperson Eckstrom asked the applicant if she had a letter from the Fire Chief and Certificate of  
114 Occupancy (CO) for the construction of the barn and dressage arena. F Gagne said that a letter from the  
115 Fire Chief would be prepared for the Site Plan Review. C Case confirmed that a CO would not be required  
116 for the accessory structures but did confirm a CO was issued for the primary dwelling unit. Vice-  
117 chairperson Eckstrom asked K Blagbrough if he had documentation supporting his well easement. If there  
118 was a response, it was not clear. Vice-chairperson Eckstrom asked Chairperson Faiman if he was aware of  
119 any conditions cited for the subdivision approval of Tax Map A Lot 021. He was not.

120

121 Chairperson Faiman said he had spoken with the Board's Attorney about concerns raised regarding the  
122 natural conditions of these parcels. Without downplaying any of these, he was told the concerns are not in  
123 the purview of the Zoning Board of Adjustment (ZBA). He reiterated that the ZBA must follow a list of  
124 conditions for granting a special exception for a home occupation and that does not include certain aspects  
125 of the properties, inherited by the applicants, that may be of environmental concern by the abutters. Those  
126 are private matters.

127

128 K Blagbrough said he had appealed to the ZBA about the subdivision of Tax Map A Lot 021 and illegal  
129 access to Stiles Farm Road, as well as the development on Tax Map A Lot 030. Chairperson Faiman  
130 confirmed that the ZBA reviewed the issues raised by K Blagbrough but reasoned the appeal was unproven  
131 and therefore was denied. K Blagbrough then appealed to New Hampshire Supreme Court who found no  
132 error in the decision made by the ZBA.

133

134 Chairperson Faiman said that if K Blagbrough believes access to Stiles Farm Road is not in conformance  
135 with any rule or regulations, he has the right to raise that issue with Code Enforcement and/or the Select  
136 Board, but it is not a question for the ZBA. The ZBA presumes that if somebody is living in a home that  
137 they have a building permit for, a CO for, and a driveway for, they have done all that legally. He further  
138 stated that these issues have nothing to do with whether the applicant's proposal meets the requirements  
139 for a home occupation.

140

141 Peg Duggan called for a cease in discussion asking the Board to address the request for a home  
142 occupation. Chairperson Faiman agreed and asked the applicant if she had specific information on each of  
143 her home occupations.

144

145 Vice-chairperson Eckstrom stated that the raising of goats, growing of Christmas Trees, and cultivation  
146 of lavender is a use allowed in the General Residence and Agricultural District, subsection 6.1(b), and  
147 covered under RSA 21-A:34. K Blagbrough said that cut-you-own Christmas Tree would generate traffic.  
148 Chairperson Faiman agreed it could be viewed as a commercial use; however, it would be addressed by the

149 Planning Board in site plan review. A Preston expressed concern about the amount of manure 20 to 30  
150 goats would generate and asked that Best Management Practices (BMPs) for its handling be addressed.  
151 Chairperson Faiman stated that agricultural activities must be conducted following BMPs pursuant to  
152 statute.

153

154 **L Jennings made a MOTION to deny the special exception under section 6.6.1,**  
155 **section 5.31.1, and section 4.12, of the Wilton Zoning Ordinance, without**  
156 **prejudice, as the cultivation of lavender, the growing of Christmas Trees, and**  
157 **the raising of cashmere goats, are permitted general farming and forestry**  
158 **activities uses.**

159 **P Duggan SECONDED the motion.**

160 There was a **DISCUSSION:** Chairperson Faiman said he believes that the growing of  
161 Christmas Trees for a cut-your-own business could be a commercial activity requiring Site  
162 Plan Review and approval by the Planning Board. Vice-chairperson Eckstrom added that  
163 RSA 21:34-a (5) also permits husbandry, boarding, training, or riding instruction of equines,  
164 however, Chairperson Faiman said the Board's Attorney believed the renting out of the  
165 dressage arena could also be considered a commercial activity requiring Site Plan Review  
166 and approval by the Planning Board.

167 **ROLL Call Vote:** L Jennings aye  
168 N Faiman aye  
169 J Stone aye  
170 P Duggan aye  
171 JK Eckstrom aye

172 **Motion was CARRIED. 5/0/0**

173

174 Chairperson Faiman clarified the reason for the denial without prejudice stating that the applicant  
175 does not need the Zoning Board of Adjustment to let them do a permitted activity/use in the General  
176 Residence & Agricultural District, and it provides the opportunity for the applicant to come back to the  
177 Board should it be necessary on those matters.

178

179 Chairperson Faiman asked the applicant to describe the particulars regarding the fiber arts  
180 workshops.

181

182 F Gagne distributed a document<sup>3</sup> providing a property overview and anticipated home occupation  
183 activities which Chairperson Faiman read into the record for JK Eckstrom who was participating remotely.  
184 She said workshop instructors come from around the state and would be regarded as non-resident  
185 employees receiving a stipend for their service. Participants would pre-register for sessions that include but

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<sup>3</sup> Touching Grass, LLC / Operations Summary - 325 Burton Highway, Wilton, NH 03086 / Site Plan Application Annex

186 are not limited to spinning, dying, felting, weaving, and knitting. Workshops would be full days or half days  
187 depending on the skill being taught. In response to a question from JK Eckstrom on lunch, F Gagne said  
188 that lunch would either be catered, or participants would be asked to bring their own lunch. In response to  
189 a question from J Stone on workshop hours, F Gagne said the hours of 8:00 a.m. until 6:00 p.m. was a  
190 range of time varying by skill being taught and age of the participants. In response to several questions from  
191 L Jennings about parking, restrooms, and class size, F Gagne said that parking would be located around the  
192 barn and on Tax Map A Lot 021-01 in an existing cleared area, portable toilets would be brought in, or  
193 participants would use the facilities in the primary residence as the barn has none, and a minimum class size  
194 would be between eight (8) and 10 participants to make the effort financial feasible.  
195

196 F Gagne said workshops would be conducted mostly on the weekends, and that workshops are  
197 progressive, that is, from brushing, preparing, processing, dying, drying, to using the fiber made, such that  
198 participants come back monthly. She said that goats (and chickens) accustomed to people might be loose,  
199 though her insurance policy would dictate that activity. She noted that dressage arena rentals would not  
200 run concurrent with fiber arts workshops.  
201

202 F Gagne added that workshop registrations are automated so that participants would have  
203 knowledge of cancellations or schedule changes. She intends to place a sign pursuant to section 16.2 of the  
204 Wilton Zoning Ordinance, and advertise locally by word-of-mouth, social media, newspapers/pamphlets,  
205 and at similar workshops.  
206

207 Chairperson Faiman asked the applicant if she would be willing to have the dressage arena rental  
208 considered separately from the fiber arts workshops adding it would easier to approach that way. F Gagne  
209 did not oppose this suggestion.  
210

211 Chairperson Faiman explained the process of closing the public hearing for deliberations, discussion  
212 amongst the Board, deciding, then reopening the public hearing to hear from the applicant and attendees  
213 on the proposal.  
214

215 **J Stone made a MOTION to close the public hearing to deliberate on the case.**

216 **L Jennings SECONDED the motion.**

217 There was no DISCUSSION.

218 ROLL Call Vote: L Jennings aye

219 N Faiman aye

220 J Stone aye

221 P Duggan aye

222 JK Eckstrom aye

223 **Motion was CARRIED. 5/0/0**

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225 Chairperson Faiman reviewed section 6.6.1 regarding the home occupation being evident from the  
226 public right-of-way, outside storage of materials, retails sales, separate structures, and its purpose as  
227 secondary to residential use; and 5.3.1 which expands on points made in section 6.6.1 and includes  
228 conditions for resident owner, non-family employees, parking, traffic, laws and licensing, and growth; and  
229 section 4.12 which addressed character, health and safety, property values, and spirit of the ordinance; and  
230 finally section 4.10 performance standards.

231

232 The Board discussed the number of vehicles making round trips per day noting that Frye Measure  
233 Mill, a neighboring business, may, at times, have a like number of vehicles making round trips. Additionally,  
234 the Board discussed a 9:00 a.m. start time, and end time of 6:00 p.m. or sunset whichever comes earlier,  
235 the number of participants per workshop, and possibly adding an additional workshop day consistent with  
236 seasonal activity.

237

238 **J Stone made a MOTION to reopen the public hearing.**

239 **L Jennings SECONDED the motion.**

240 There was no DISCUSSION.

241 ROLL Call Vote: L Jennings aye  
242 N Faiman aye  
243 J Stone aye  
244 P Duggan aye  
245 JK Eckstrom aye

246 **Motion was CARRIED. 5/0/0**

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248 Chairperson Faiman asked the applicant for feedback on their discussion. F Gagne said that she  
249 preferences no more than 15 vehicles making round trips per workshop and encourages carpooling to  
250 allow additional participants. L Sirois stated that 15 vehicles making round trips per workshop makes the  
251 business viable. F Gagne did not oppose the Board's limitation on business hours.

252

253 Chairperson Faiman read a list of suggested conditions:

254

- 255 - Fiber arts workshops may be conducted two times per month;
- 256 - One extra day will be allowed in no more than two months of the year;
- 257 - There will be no more than 15 vehicles round trips associated with each fiber  
258 arts workshop;
- 259 - Provisions for lunch will be made for workshop participants;
- 260 - Portable toilets or access to toilets in the primary residence will be made for  
261 workshop participants;
- 262 - Dressage arena rentals will not occur simultaneously with fiber arts workshops;

- 263 - Dyes used in fiber arts workshops will be non-toxic and will not be disposed of  
264 on the property; and  
265 - Fiber arts workshops shall operate no earlier than 9:00 a.m., and no later than  
266 6:00 p.m., or sunset, whichever comes earlier.  
267

268 P Duggan asked if the Town Ordinances regarding “noise” should be referenced as a condition.  
269 Chairperson Faiman reflected on ordinary life stating it is common for people to make noises on their  
270 property. Vice-chairperson Eckstrom said objectionable noises are things like jackhammers. Chairperson  
271 Faiman followed up by saying if noise becomes a nuisance to the neighborhood the Police should be called  
272 and/or the Select Board contacted.  
273

274 **JK Eckstrom made a MOTION to grant a special exception under section 6.6.1,**  
275 **section 5.31.1, and section 4.12, of the Wilton Zoning Ordinance to allow fiber**  
276 **arts workshops on Tax Map A Lot 030, 325 Burton Highway pursuant to the**  
277 **following conditions:**  
278

- 279 - **Fiber arts workshops may be conducted two times per month;**  
280 - **One extra day will be allowed in no more than two months of the**  
281 **year;**  
282 - **There will be no more than 15 vehicles round trips associated with**  
283 **each fiber arts workshop;**  
284 - **Provisions for lunch will be made for workshop participants;**  
285 - **Portable toilets or access to toilets in the primary residence will be**  
286 **made for workshop participants;**  
287 - **Dressage arena rentals will not occur simultaneously with fiber arts**  
288 **workshops;**  
289 - **Dyes used in fiber arts workshops will be non-toxic and will not be**  
290 **disposed of on the property; and**  
291 - **Fiber arts workshops shall operate no earlier than 9:00 a.m., and no**  
292 **later than 6:00 p.m., or sunset, whichever comes earlier.**  
293

294 **J Stone SECONDED the motion.**

295 There was no DISCUSSION.

296 ROLL Call Vote: L Jennings aye  
297 N Faiman aye  
298 J Stone aye  
299 P Duggan aye  
300 JK Eckstrom aye

301 **Motion was CARRIED. 5/0/0**

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Chairperson Faiman declared the special exception, for fiber arts workshops, had been granted, and that the special exception for dressage arena rentals, would be continued until next month.

Chairperson Faiman said that the Wilton Select Board and abutters, sharing a common property line, have the right to request that the Zoning Board of Adjustment hold a rehearing to reconsider this decision. He added that a request for a rehearing must be submitted in writing to the Land Use Administrator no more than 30 days from the date of decision and must explain all the reasons why the requestee believes that the decision ought to be changed. In the absence of a request for a rehearing, and after 30 days, the decision becomes final.

Chairperson Faiman said that if a request for a rehearing is granted, the Zoning Board of Adjustment can affirm their original decision or change it. If that result is not satisfactory to the requestee, the requestee can appeal to New Hampshire Superior Court or the New Hampshire Housing Appeals Board.

Chairperson Faiman cautioned the applicants to engage in the granted activity before the 30-day appeal period has ended lest bear the risk of cost put into the endeavor from an appealable decision.

Chairperson Faiman said that a written Notice of Decision would be sent to the applicants and posted as required.

F Gagne requested a continuance until May 12, 2026.

**JK Eckstrom made a MOTION to continue the public hearing until May 12, 2026.**

**L Jennings SECONDED the motion.**

There was no DISCUSSION.

|                 |             |     |
|-----------------|-------------|-----|
| ROLL Call Vote: | L Jennings  | aye |
|                 | N Faiman    | aye |
|                 | J Stone     | aye |
|                 | P Duggan    | aye |
|                 | JK Eckstrom | aye |

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

5. Unfinished Business

There were no topics discussed from a previous meeting

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6. Old Business

There was no old business reconsidered.

7. New Business

There was no new business discussed.

8. Communications and miscellaneous

There was no communication, or miscellaneous matters discussed.

9. Adjournment

**J Stone made a MOTION to adjourn at 9:56 p.m.**

**L Jennings SECONDED the motion.**

There was no DISCUSSION.

|                 |             |     |
|-----------------|-------------|-----|
| ROLL Call Vote: | L Jennings  | aye |
|                 | N Faiman    | aye |
|                 | J Stone     | aye |
|                 | P Duggan    | aye |
|                 | JK Eckstrom | aye |

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

**APPROVED** \_\_\_\_\_