



Town of Wilton, NH Zoning Board of Adjustment MINUTES

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

Tuesday, May 12, 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: Kenton Blagbrough; Alan Preston; Elaine Keenan; David Wright; Heather Wright; Faby Gagne

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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

36 attendees to alert the Board if it became difficult to hear. He described that the protocol for public
37 testimony required that you state your name, address, and relationship to the case.
38

39 **2. Board Introductions**

40 Chairperson Faiman identified the sitting Board as L Jennings, N Faiman, *Chairperson*, JK Eckstrom, *Vice-*
41 *chairperson*, J Stone, and P Duggan, *Alternate*, sitting for J Klinghoffer who was absent for personal reasons.
42

43 Chairperson Faiman stated the meeting was being recorded and the minutes would be prepared with
44 the assistance of AI.
45

46 **3. Public Hearing, NEW**
47 **Chris Bourdon**

48 **(Case #05/12/2026-01)**

49 *Chris Bourdon has requested a variance to section 5.2.1 of the Wilton Zoning Ordinance to*
50 *allow the creation of three dwelling units in the existing building on Lot J-122, 3 Mill*
51 *Street.*
52

53 C Case stated that the applicant had requested continuance until June 9, 2026.
54

55 **JK Eckstrom made a MOTION to continue Case #05/12/2026-01 until June 9,**
56 **2026, by request of the applicant.**

57 **L Jennings SECONDED the motion.**

58 There was no further DISCUSSION.

59 **VOICE** Vote: ayes 5
60 nays 0
61 abstentions 0

62 **Motion was CARRIED. 5/0/0**
63

64 **4. Minutes**

65 a. April 14, 2026
66

67 Chairperson Faiman called for any corrections to April 14, 2026, minutes.
68

69 The Board identified corrections to the following lines:
70

- 71 – Line 32: omit the word “explained” and replace with the phrase “and explained”;
- 72 – Line 108: omit the word “and”;
- 73 – Footnote page 3: replace the name “Gaiman” with the name “Faiman”;
- 74 – Line 125: replace the word “by” with the word “to”;

- 75 – Line 130: replace the phrase “was unproven” with the phrase “had not been proven”;
- 76 – Line 147: replace the phrase “cut-you-own” with the phrase “cut-your-own”;
- 77 – Line 152: replace the word “statue” with the word “statute”;
- 78 – Line 175: replace the word “do” with the word “undertake”;
- 79 – Line 184: replace the pronoun “She” with the name “F Gagne”;
- 80 – Line 200: add the word “her” after the phrase “run concurrent with”;
- 81 – Line 249: replace the word “preferences” with the word “prefers”;
- 82 – Line 249: replace the phrase “and encourages” with the phrase “will encourage”;
- 83 – Line 266: delete the comma (,) after the time of “6:00 p.m.”;
- 84 – Line 292: delete the comma (,) after the time of “6:00 p.m.”
- 85 – Line 304: delete the comma (,) after the word “rentals”;
- 86 – Line 306: delete the comma (,) after the word “Board”;
- 87 – Line 306: delete the comma (,) after the word “abutters”;
- 88 – Line 310: delete the word “requestee” and replace with the word “requestee”;
- 89 – Line 314; delete the word “requestee” and replace with the word “requestor”;
- 90 – Line 318: replace the word “cautioned” with the word “informed”;
- 91 – Line 318: insert the word “that” before the word “to”;
- 92 – Line 319: replace the word “bear” with the word “bears”; and
- 93 – word “she” and replace with the phrase letter “e” from the word “site”.

94
95 **P Duggan made a MOTION to approve April 14, 2026, meeting minutes as**
96 **corrected.**

97 **JK Eckstrom SECONDED the motion.**

98 There was no further **DISCUSSION.**

99 **VOICE** Vote: ayes 5
100 nays 0
101 abstentions 0

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

103
104 **5. New Business**

105 Chairperson Faiman stated that he had received two (2) requests for rehearing of Case #03/09/2026-
106 01, Faby Gagne and Luc Sirois, relative to the April 14, 2026, decision to grant a Special Exception to allow
107 fiber arts workshops, as a home occupation, on Tax Map A Lot 021-01 and Tax Map A Lot 030, 325
108 Burton Highway.

109
110 The Board discussed scheduling a Non-meeting with the Board’s attorney for Monday, May 18, 2026,
111 and a Public Meeting for Thursday, May 21, 2026, before the next regular meeting of the Board on
112 Tuesday, June 9, 2026.

114 **JK Eckstrom made a MOTION to schedule a Non-meeting with the Board's**
115 **attorney for Monday, May 18, 2026, 7:00 p.m., and a Public Meeting to discuss**
116 **whether to grant or deny the requests for rehearing for Thursday, May 21,**
117 **2026.**

118 **L Jennings SECONDED the motion.**

119 There was no further **DISCUSSION.**

120 **VOICE** Vote: ayes 5
121 nays 0
122 abstentions 0

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

124
125 Chairperson Faiman said that a rehearing application allows certain individuals to request that the
126 Board reconsider its previous decision.
127

128 6. Public Hearing, *continued from a previous meeting*
129 **Faby Gagne and Luc Sirois**

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

131 *Faby Gagné and Luc Sirois have requested a special exception under section 6.6.1 of the Wilton Zoning*
132 *Ordinance to allow fiber arts workshops, rental of a dressage arena, raising cashmere goats, and growing*
133 *Christmas trees and lavender on Lots A-21-1 and A-30, 325 Burton Highway. (Case #3/10/2026-1)*
134

135 Chairperson Faiman opened the hearing by reading the public notice. He stated the hearing was a
136 continuation from a previous meeting and gave a summary of the case to date and read from the Property
137 Overview document previously received. He asked the applicant, F Gagne, if she had any new information
138 to provide the Board. Hearing none, he asked the Board for any additional questions or comments.
139

140 Vice-chairperson Eckstrom asked how riders would get to the dressage arena, when riders would use
141 the arena, and what best management practices would be in place after each use. F Gagne said that arena
142 would be used by one rider at a time in two (2) hour blocks. Each rider would sign an agreement to ensure
143 the arena would be cleaned up after each use. F Gagne said she would regularly inspect the arena and take
144 responsibility for any missed clean up and maintain the paddock to exceptional standards. She added that
145 riders would park their vehicles at the barn, and use of the dressage arena would not coincide on days
146 when fiber arts workshops were taking place. She noted that the care of the horses was the responsibility
147 of the rider.
148

149 Chairperson Faiman asked attendees if they had any additional questions or comments.
150

151 K Blagbrough reminded the Board that he had asked Chairperson Faiman to recuse himself from the
152 discussion at a previous meeting. He stated that the applicant's business, Touching Grass LLC, was

153 registered as a commercial enterprise by the State and could not be considered a home occupation. He
154 also reminded the Board about his concerns over his well rights and the wetlands.

155
156 Chairperson Faiman requested an advisory vote from the Board as to whether he should recuse
157 himself from the discussion. Vice-chairperson Eckstrom stated that K Blagbrough never asked N Faiman to
158 recuse himself, only that he made a statement about it.

159
160 **Advisory vote to recuse N Faiman from the discussion:**

161 **J Stone nay**

162 **P Duggan nay**

163 **JK Eckstrom nay**

164 **L Jennings nay**

165

166 Chairperson Faiman said he had spoken with the Board's Attorney who said the matters of well rights,
167 easements, and wetlands were a private and not matters for the Board to consider.

168

169 H Wright asked how often the dressage arena would be used. F Gagne said she was open to a
170 neighborly discussion but thought the dressage arena would be used on days fiber arts workshops were
171 not taking place.

172

173 Vice-chairperson Eckstrom asked K Blagbrough if his well water was tested annually for contaminants.
174 He said he did not know.

175

176 L Jennings asked what the previous property owners used the dressage arena for. F Gagne said the
177 previous property owners used the arena for the two (2) horses they had ownership of.

178

179 There was a discussion about when the house was built and when the dressage arena had been
180 constructed. F Gagne said she had spoken with consultants about the dressage arena, who described it as
181 nothing more than a fenced paddock.

182

183 K Blagbrough asked about the legitimacy of having three (3) curb cuts.

184

185 Vice-chairperson Eckstrom asked to suspend discussion on use of the dressage arena until the Board
186 has had the opportunity to meet with counsel citing agricultural use as a right.

187

188 Chairperson Faiman shared his opinion on the request supported by subsections 5.3.1.a and 6.6.1.e of
189 Wilton's Zoning Ordinance that use of the dressage arena is not taking place in a "building".

190

191 **J Stone made a MOTION to go into deliberations.**

192 **L Jennings SECONDED the motion.**

193 There was no further **DISCUSSION.**

194 **VOICE** Vote: ayes 4
195 nays 0
196 abstentions 1 (JK Eckstrom)
197 **Motion was CARRIED. 4/0/1**
198

199 L Jennings noted that Touching Grass LLC was nothing more than a tax entity. Chairperson Faiman
200 noted that the Board had previously turned down a request for onsite wedding rentals. He gave a summary
201 of the evolution of the two (2) parcels owned by the applicant and the relationship to abutting parcels. The
202 Board discussed examples of occupations that could be considered as home occupations such as truck
203 repair and tool rental.
204

205 **N Faiman made a MOTION to deny the request to allow rental of a dressage**
206 **arena on Lots A-21-1 and A-30, 325 Burton Highway, as the request does not**
207 **satisfy subsections 3.1.12 (which defines buildings), 5.3.1.a, 5.3.1.b, and 6.6.1.e**
208 **of Wilton’s Zoning Ordinance.**

209 **L Jennings SECONDED the motion.**

210 There was no further **DISCUSSION.**
211

212 **JK Eckstrom made a MOTION to reopen the public hearing.**

213 **J Stone SECONDED the motion.**

214 There was no further **DISCUSSION.**

215 **VOICE** Vote: ayes 5
216 nays 0
217 abstentions 0
218 **Motion was CARRIED. 5/0/0**
219

220 Chairperson Faiman asked the applicants and attendees if the discussion held during deliberations had
221 addressed the issues raised. F Gagne asked the Board’s stance on the boarding of horses to make use of
222 the paddock, she also asked if construction of a ‘building’ would meet the requirements of the zoning
223 ordinance. Chairperson Faiman stated the proposal was difficult, he pondered if the Board may have
224 underrated the applicant’s involvement/participation in maintaining the paddock.
225

226 Chairperson Faiman called for a vote on the motion explaining that a “yes” vote would deny the
227 request to allow rental of the dressage arena.
228

229 **ROLL CALL** Vote: L Jennings yea
230 N Faiman yea

231 JK Eckstrom nay
232 J Stone nay
233 P Duggan yea
234 **Motion was CARRIED. 3/2/0**
235

236 Chairperson Faiman declared the special exception, to allow rental of the dressage arena had been
237 denied. He continued by saying that the Wilton Select Board and abutters, sharing a common property line,
238 have the right to request that the Zoning Board of Adjustment hold a rehearing to reconsider this decision.
239 He added that a request for a rehearing must be submitted in writing to the Land Use Administrator no
240 more than 30 days from the date of decision and must explain all the reasons why the requestee believes
241 that the decision ought to be changed. In the absence of a request for a rehearing, and after 30 days, the
242 decision becomes final.
243

244 **7. Unfinished Business**
245 There were no topics discussed from a previous meeting.
246

247 **8. Old Business**
248 There was no old business reconsidered.
249

250 **9. New Business**
251 P Duggan said the Select Board had discussed accessibility levels of files on the town website. She
252 added that the Board noted that the Zoning Board of Adjustment website also needs to consider this.
253

254 **10. Communications and miscellaneous**
255 There were no communication or other matters discussed.
256

257 **11. Adjournment**
258

259 **JK Eckstrom made a MOTION to adjourn at 9:13 p.m.**
260 **L Jennings SECONDED the motion.**
261 There was no further **DISCUSSION.**

262 **VOICE** Vote: ayes 5
263 nays 0
264 abstentions 0
265 **Motion was CARRIED. 5/0/0**
266

267
268 APPROVED _____