

Planning Board Meeting Minutes

MEETING WAS RECORDED

October 7, 2025

6:30 PM

8:21 PM

Board members Keisha Garnett, David Hewey, Bryan Bizer, Carol Goode, Jim Madgey and Paul Henniger were all in attendance.

Sarah Pickering, Lauren Gould, Tom Fox, Deb Fox, David Ruddock, Cynthia Ruddock,, Thomas Eaton, Patty Barber, Zachary Gowen, Freeman Howard III, Trevor Davis, Pamela Turner and Diane Harrington were also present at the meeting.

The Board opened the meeting with the pledge of allegiance.

A motion was made to vote in David Hewey as a voting member, motion passed unanimously.

Board approved the meeting minutes from August 19, 2025.

Bryan Bizer was recused from the Board for this meeting.

Bryan Bizer presented to the Board his 7 Lot Major Subdivision proposal to the Board. 7-Lots proposed, 5 of which will be accessed by a 30 foot right away.

Bryan presented to the Board a letter from Goodwin Well & Water, Inc. regarding adequate quantity & quality. Bryan also presented to the Board the soil testing done by Kenneth Gardner. Bryan discussed with the Board his request for a waiver for the 30 foot right away.

The Board reviewed the preliminary plan application checklists. The Board found the application to be incomplete with the following information needed:

- 1.) Any and all documentation relative to legal access and maintenance of Wilderness Lane and Sleepy Hollow Lane (Article 7, D.4.)
- 2.) Draft of proposed deed restrictions. (Article 7, D.5.)
- 3.) Communicate with Hiram Fire Chief and obtain in writing confirmation of the Fire Chief's review of the proposed subdivision plan and any areas of concern or recommendations. (Article 7, D.7.c)
- 4.) Review of wetland and farmland areas (please reach out to local soil and water conservation organizations for assistance in this) and addition of these to the subdivision plans. (Article 7, D.10.)
- 5.) A hydrogeological assessment, per Town of Hiram Subdivision Regulations article 11.12.A.1.

- 6.) Traffic assessments, including vehicular trips (Article 7, D.23.) and traffic impact analysis (Article 7, D.24.)
- 7.) Documentation of high or moderate value wildlife habitat, in and surrounding the proposed subdivision (Article 7, D.25.)

The Board has also advised Bryan that he will need to be prepared with the locations for proposed wells and subsurface wastewater systems for each lot, to ensure that each lot has the ability to meet all necessary setbacks from existing and proposed locations of wells and subsurface wastewater systems.

Sample Ordinance Review: Board approved to table this item for review at the next meeting.

The Board agreed that the next meeting will be a workshop on October 28, 2025, at 6:30 PM.

Meeting adjourned at 8:21 PM.

Respectfully Submitted,
Lisa Fox