

11/28/16 (date) 2016 Chatham Hills Text Amendment

Neighborhood Meeting Summary

Project: Chatham Hills, LLP – Chatham Hills Text Amendment

Docket Number 1612-PUD-24

Date: Mon. Nov 28, 2016, at 6 pm

Location: The Chatham House – Chatham Hills

Attendees: Betsy Garfield – Chatham Hills, LLP and Henke Development

Pamela Howard – Westfield Planning Staff

Summary of Neighbor Presentation:

Betsy Garfield provided an overview summary of the request. The following questions were asked:

1. Question: What kind of lot sizes, quantity and pricing does this section entail?
 - a. Response: Phase 3 (subject property proposed) includes the annexation of new property that is adjacent to Chatham Hills – no changes to the PUD or additional lots are being added – this section will comprise lot sizes from 65-120' lots, with the majority including large and deep estate lots.
2. What is the landscaping plan for surrounding areas/perimeter? Preserving Trees?
 - a. Chatham Hills has already moved a road in roughly 30 feet, to allow for additional space between the Burns property and Chatham Hills, thus maintaining the existing mature tree line and woods, creating additional depth between both developments and also having home set backs that make the home even further away, per existing PUD standards. Landscaping will entail existing mature woods, as well as any berms and additional trees that will be planted.
 - b. Explained that Chatham Hills has already planted over 600 trees that were not required by the City and plans to plant more along adjacent areas and borders.
3. Trails – connection, location, etc?
 - a. Explained trails will be installed along exterior roads and along roads through community, near ravine in woods – and connect property eventually to other trails across street, Monon, etc.
4. Utilities – where are they going, who is installing, will they be bringing to residents along Oak Ridge?
 - a. Explained that Chatham installs water and sanitary at its own expense along roads we install, as required per code, gas and electric are installed by utility company at their discretion and location. As well as cable and internet.
5. Plans for Porter home located on 206th and the stone wall along road?
 - a. Indicated home would be coming down but we are preserving woods to a large extent by laying out homesites so that they back up to the woods and thus, trees would be their

- backyard. Trying to keep the historical stone wall laid along 206th so long as city works with us to allow preservation.
6. Question regarding Red Barn on the Lindley/Bray property over near 31 (not a part of petitioners subject property but a part of existing PUD)?
 - a. Chatham Hills currently restoring and investing a lot of money into redoing as an event venue and neat community gathering place, as well as the old brick home. Preserving both.
 7. Asked about road along 31 and tie into Tomlinson per original conceptual plan?
 - a. Explained that the road was required to be added to conceptual plan as it is a part of the City's Thoroughfare plan – not a plan for Chatham Hills – and if the City ever decided to do so, it would be at their discretion, not ours, as the property is not usable to Chatham except for a park (it is floodplain).
 8. Asked about farm property in Hortonville – explained that Chatham Hills does not own. It is owned by Throgmartins.
 9. Inquiry into rear yard setbacks along adjacent properties and creek?
 - a. Indicated all lots will adhere to existing PUD standards or will exceed those standards as many lots are very deep (deeper than some on first two phases). Set backs will be 25-30' depending on lot width and then will also have an additional buffer between the two properties. Also indicated we maintain the existing creek and bank, as well as set back to the read building line. Therefore homes are often 70-80' apart in the rear, as well as keeping all trees.
 10. Asked about Chatham Hills plans for next phases? Traffic?
 - a. Indicated that all of construction on Phases 1 and 2 are complete and therefore this would be about the furthest west for the northern portion. Next phases are planned to go east towards US31 and away from adjacent property owners. Also indicated that since majority of construction is complete and 31 improvements, 191st Roundabout and more are finished, the majority of the traffic and construction traffic will come from the south and not through Oak Ridge from the north. Chatham Hills has installed its own signage, at its own cost, to help direct traffic away from Oak Ridge. We don't see foresee this to be a problem as most every vendor now knows their way to Chatham and no longer misses the 191st exit and has to backtrack from SR 38 down Oak Ridge.
 11. Asked about timing on construction?
 - a. Phase 3 estate lots will begin infrastructure and excavation construction Spring 2017 (likely) and should be complete Fall 2017 for homes to then be able to start construction in Fall 2017.
 - b. The home sites in the Northwest corner will probably follow later – perhaps starting late next year and then construction of homes in 2018.