

BENT CREEK NEIGHBORHOOD MEETING SUMMARY

Project: Bent Creek Docket No. 1506-ZC-02; 1506-SPP-15 and 1506-ODP-16

Date: Thursday, February 4, 2016 6:30 pm

Location: City of Westfield, City Hall Assembly Room

Attendees: Jim Langston and Richard Carriger – On Behalf of the Petitioners

Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger

Kevin Todd – City of Westfield

See attached Sign-in Sheet for Neighbors who attended

Summary of Neighbor Questions and Petitioner's Responses:

1. Where is the location of the stub street to the west?
 - a. Jon Dobosiewicz (JD) explained that this is actually shown on the plans as a “future right of way” between lots 99 and 100 and it would be maintained as common area by the HOA; and, if and when in the future the property to the east may be developed it would provide a connection between the 2 properties.
2. Where is the proposed cell tower location on the Armstrong property?
 - a. JD explained that our team was not involved in the cell tower proposal and we do not know with certainty where it was to be located on the Armstrong property.
3. Where are the new path connections?
 - a. JD explained the location of the new path connections on the site by referring to the large presentation board that contained the site plan.
4. Where will the stub street to the north be located?
 - a. JD explained that this is shown on the plans between lots 120 and 121. JD also explained that the proposed stub street stops short of our property line and the remaining area to the north property line would be common area. JD also explained this common area to the east of the stub street would be maintained by the HOA. JD also explained that this design would allow for a future connection between our neighborhood and the property to the north, if and when the property to the north were developed in the future.
5. Describe to me the Common Areas along North property line.
 - a. JD explained that the common areas along the northern property line would be 50' in width adjacent to the Armstrong property and include the existing evergreen trees in addition to additional landscaping to the far norther properties.
6. Describe to me the Common Areas along Towne Road and 159th Street.
 - a. JD explained that the common areas along in these locations would be approximately 30' in width, would be landscaped with a berm and landscaping.
7. Cindy Spoljaric asked if any of these common areas would be designated as “conservancy areas”.
 - a. JD explained that while none of these common areas would be designated as “conservancy areas”, for any existing trees in these areas that were worth maintaining would be preserved, unless they had to be removed for utility, right of way, road improvement and other similar site needs.
8. Can you mow the grass in the common areas or will you keep it natural?

- a. JD explained that the grass in the common areas would be mowed.
9. Will the area along the western perimeter of the site be raised or bermed?
 - a. JD explained that this area would not be raised or bermed, but we would be adding some landscape plantings outside of the lots and we would be preserving any existing trees that were worth maintaining and that did not require removal for utility or site construction.
 10. What will be the height of any new tree plantings and what species along the western perimeter?
 - a. JD explained that trees are required to be approximately 6' to 8' at planting, depending on the species. JD explained that he was not sure how tall these trees would grow to be and that he would need to review the landscape plan to determine the various species, but that the species were typically a mix of evergreen and deciduous trees. JD also explained that the general planting requirement along this area would be approximately 3 shade, 3 evergreen and 10 shrubs per 100'.
 11. A few neighbors made general comments of appreciation for the Petitioner listening to and addressing the concerns of the surrounding neighbors in the revised plans.
 12. What will be in the amenity area?
 - a. Jim Langston (JL) explained that the amenity area would most likely consist of a pool, maybe a play structure for children and maybe a basketball court.
 13. When would you anticipate breaking ground if the zoning approvals are obtained; will the project be done in phases?
 - a. Richard Carriger (RC) explained that we are not exactly sure because the timing is partially dependent upon the City's timeline to begin road improvements to Towne Road.
 - b. RC explained that the project would be completed in phases.
 14. What are the City's plans for any road improvements to 159th Street and Towne Road; What will be the ROW that you will be required to dedicate; Is the City planning a roundabout for 161st Street; Will the city "cut down" the hill on 159th Street?
 - a. JD explained that we don't know the exact plans for the City's road improvement projects around the perimeter of our site or at 161st Street, but that any interested neighbors should contact the City's planning staff for that information.
 - b. JD explained that we are required to dedicate 75' for Towne Road ROW and 50' for 159th ROW.
 - c. JD explained that we believe that the City will correct the "rise" on 159th Street, but that any surrounding neighbor wanting more specific information on the City's road projects for this area should contact the City's planning staff.
 15. A neighbor made a comment that she wanted to make sure that we properly plan our drainage so that we do not add any additional drainage to the surrounding adjacent properties.
 16. Who are the approved builders for this community?
 - a. JL explained that we do not have a specific set of approved builders, but the builders and the homes may be similar to the types of homes constructed in Oak Manor and Brookside.
 - b. JL explained that the homes would be in an estimated price range of between \$450,000 to \$700,000 and the lot size would be approximately 100' by 150'.
 17. General questions were asked about utilities, storm drains and where the water would come from to serve the development.
 - a. JD provided general responses to these questions.