

**TOWN OF WILLIAMSBURG  
PUBLIC HEARING  
DEKATI RIDGE SUBDIVISION  
MAY 18, 2021**

**PLEDGE OF ALLEGIANCE and Roll Call**

**PRESENT:** Forrest Borre, Steve Ricotta, Jerry Farringer, Philip Ott, Alberta Winslow, Joan Borre, John Purvis.

**Citizens Attending:** 10

**CALL TO ORDER:**

Meeting was called to order at 6:30 p.m by Mayor Forrest as he introduced the land owner/developer John Volk and C.A.N construction Dave Means and Steve Rossi. John has worked in soil erosion since 2002 and is the owner of a couple of companies.

Dave explained that the homes would be of a few different styles of stick built and that they would be very nice homes each located on 1.5 acre lots, 12 new homes in all 1200 to 2000 square feet.

Dave went over the tentative map and explained that Pikeview would be extended to the north and that a cul de sac would go into the west for the northern lots and the plan is to utilize Harry to service existing home and southern lots. They will install a 6' water line for existing properties as well as the new with a fire hydrant.

They plan to extend Cory Lane south to Central and extend the water line as well. They will have to address the arroyo as they get a closer look at the drainage and layout. They propose a green space area on the north east with a possible walking trail and playground area in the middle of the Cory Lane homes.

They will have natural gas installed and underground electricity, as well as fiber for those who want it. The utilities will have a dedicated area for ease in access. The phone service, trash and internet will be at the homeowner's discretion. A mail unit will be put in, in accordance with the post office.

They provided sample house plans for conventional frames as well as a barndominium design to give an idea of the type of homes they would be building.

John will look at the layout and grade of the roads with current specs. They have taken soil samples and had them tested two at the northeast and on at the Harry portion of the land and will be getting a septic permit for the first home off of the end of Pikeview for Dave's son.

Forrest asked if they had a start date. Dave said one of the first things they will do is put in the utilities, and not exactly sure of a date yet.

Robyn Stinchcomb asked about the mail unit and where it might be located. She didn't want it to be located at the end of Pikeview by their property line as she has seen how the property can get eroded. She also asked what they planned on doing with the area that has mine tailings or something like that. They said that it would probably be covered and leveled with a few feet of soil. They would need to take a closer look at it, then do what is needed.

Mark Stinchcomb wanted to know about the roadway gravel and ditches. John said that they would only put ditches where they are really needed, ideally landscaping will help with soil erosion but they are leaving that up to the property owners. They plan on doing what the town code specifies and will probably get with TZAK for the work.

Alberta Winslow brought in pictures and addresses the flow of water and drainage from Oak Creek and down the south end of Cory. John thanked her and said that was helpful.

David Batchelor said that he is fine with the land and the plan. It is the traffic he is concerned about as he lives off of Quincy on the hill and it is already hard and dangerous trying to get out of his driveway. The cars speed up and down the road like it's a race way, adding 12 more homes with two drivers per home will account for a lot more traffic. So what's the plan for the increased traffic?

Joan Chavez asked how long will it take? She mentioned that it is basically right in her back yard off of John Street. Steve responded that as lots sell and the time to build the home, they generally only work from 8 am to 4 pm, Monday through Friday. They don't work weekends and some days don't start until just before noon.

Robyn asked if they would be building then selling and if there would be empty homes. They said with the tariffs and cost most likely they would sell the lots and then build the homes for the buyer. C.A.N handed out the photos and layouts of the types of homes they would be building.

John Purvis asked if they were considering an H.O.A and they said No. The subdivision would have to follow the town codes.

Dave said that they want it to be good for everyone and property values. They want to keep those small town values and make it nice. He said his son is going to live in one and He and Steve live in Penrose and have lived in the area for a lot of years.

Jack Winslow asked if they were going to put the homes on a slab 8" or do footers? They intend on 3' footers/frost layer 2.5.

Evelyn Purvis said what happens to the prairie dogs. Dave said maybe a mine shaft, however he said they generally disappear he's not sure where they go.

Forrest asked if there was anything further as they still have a long way to go and there may be further information moving forward but this is it for the public hearing.

ADJOURN 7:25 pm