

**Town of Primrose
Planning Commission**

Site Visits

May 5, 2012

Site #1: Palmer Haynes property off of Hwy A west of Norland Road @ 10am

Attendance: Joshua Dein, Bill Haack, Jerry Judd

This was a repeat of the April 15 site visit for those members who did not attend. Potential buyer described desired location on the parcel (determined to be 9.98 acres total), which would be approximately 300 yards north of Cty A, with a driveway entering at the southwest corner. The County will provide guidance on construction of the driveway entrance which will cross over a steep culvert. The building site would be in the western 1/3 of the parcel, with a house and shop. The cleared area needed would be about 1 to 1.5 acres. It was suggested to minimize disturbances in the woodland setting that this area be limited to the amount needed, and that increasing the area of “edges” would be beneficial for wildlife. No action was taken, and will be discussed at May 7 meeting.

Site #2: David Larkin property near 423 Primrose Center Road @ 11am.

Attendance: Joshua Dein, Martha Gibson, Gretchen Hayward, Bill Haack, Jerry Judd

The proposed parcel is north of the Larkin driveway along Primrose Center Road. Larkin has provided reports from a soil scientist indicating that there are no hydric soils along the road. He had flagged areas that would be 500 feet distant from the Mirena property on the east side of Primrose Center Road, and his proposed site would be south of this line, and up the slope to the west. Members discussed various options and concerns for siting and placement of the driveway. Mirena expressed concern about potential visual impacts of the proposed site. Larkin indicated on a DCiMap image that the proposed site was not in a mapped woodland, but suggested that exact distances may be difficult to discern using this tool. No action was taken and will be discussed at May 7 meeting.

Submitted by Joshua Dein