

**Town of Phelps
Planning Board Meeting
Minutes**

May 26, 2011

MEMBERS PRESENT Ron Allen, Chairman, Steve McCarrick, Kenny Sontheim, Ed Clark, Zoning Officer.

Members absent: Dan Hurdle, Collette Barnard.

Others present: Judy Manntai, Secretary.

CALL TO ORDER Chairman Ron Allen called the meeting of the Planning Board to order at 7:05 p.m. at the Phelps Town Courthouse.

The Pledge of Allegiance was said by all.

MINUTES The Minutes of the April 28, 2011, meeting were considered. No corrections were noted.

A motion was made by Mr. Sontheim to approve the Minutes as submitted. The motion was seconded by Mr. Allen. The motion carried. (Steve McCarrick, who was absent from the meeting, abstained.)

APPLICATION Requested Action: Building Permit for storage shed and area variance for
PERMIT #2011-43 placement in front of dwelling.
BUILDING PERMIT
KEVIN TURNER

Mr. Turner was present for the meeting. Due to the slope of the land, the storage shed would be placed in front of the dwelling (to the side of the garage, adjacent to the turnaround). The shed would be 65' from the middle of the road and the required clearance from shed to garage is met. Mr. Clark, Code Enforcement Officer, stated there are no issues.

Mr. Turner presented an additional letter from his closest neighbor stating he has no objection to the placement of the shed.

A motion was made by Mr. Sontheim to recommend that the Zoning Board approve Application Permit #2011-43.

The motion was seconded by Mr. McCarrick.

The motion carried unanimously.

ROUTE 14 OVERLAY Discussion took place regarding the Route 14 Corridor Management Plan. By general consent it was agreed to use the Farmington overlay wording, but use the standards from Route 14 Overlay Study to address the seven basic criteria for the corridor. Some items will be part of the general code.

PUBLIC COMMENT No members of the public were present at this time.

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NEXT MEETING

The next meeting of the Planning Board will be Thursday, June 23. There will be no special meeting in June.

ADJOURN

A motion to adjourn was made by Mr. McCarrick and seconded by Mr. Sontheim. The motion carried. The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Judy Mantai
Secretary