

**TOWN OF SOMERSET
PLANNING BOARD
SEPTEMBER 7, 2017**

Present: Jon Hotaling
Krista Atwater
Chris Czelusta
Norman Jansen
Charles Neal
David Haylett, Counsel

Attendance: 0 residents

Chairman Hotaling called the meeting to order at 7:30PM.

APPROVAL OF MINUTES

On a motion of N. Jansen, seconded by C. Neal, the following resolution was

ADOPTED Ayes 5 Hotaling, Atwater, Czelusta, Jansen, Neal
Nays 0

Resolved the minutes of the August 3, 2017 meeting are accepted as submitted.

COMMUNICATIONS

Clerk Carmer received upcoming training information and asked the members to let her know if they would like to attend so she can sign them up.

SPECIAL USE PERMIT – LAFOREST

N. Jansen said he stopped and talked to the guy (Ben) who is working at the apartment. Ben told him that he is not able to get ahold of the other tenant (Steve) either. He said that Steve is not living there but one of his cars is gone so he thinks he is still in the area. Ben is in contact with the landlord on a regular basis. Norm told him that the board has been trying to get ahold of the owner to renew his Special Use Permit and he said he would contact the owner and get back to Norm. Ben said that the upstairs is not livable but the downstairs is. Norm was out back and said there is a blue tarp over the roof where the tree fell into it.

Attorney Haylett said that Code Enforcement Officer Lee went there after the last Town Board meeting. He reported back that there is work being done there.

N. Jansen said the worker is trying to buy the apartment and would like to bulldoze the apartment and build a new house there. Discussion ensued whether or not anyone is living there.

Attorney Haylett asked if anyone knows Leon Harling, as his name was on the original permit as the contact person. No one knows who he is. Clerk Carmer confirmed that he does not live at the address that was on the permit from 1997.

Clerk Carmer advised that the original renewal letter was sent to Mr. LaForest on February 13th. The second letter was dated March 13th, and a third letter was dated April 21st. The final letter was dated July 7th and the regular letter was not returned, but the certified letters mailed on all of the dates were returned.

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Attorney Haylett said if we hold a public hearing and revoke the permit it does not change anything there. He recommends enforcement but does not think that will get the landlord up here. He said code enforcement could condemn the home if it is not livable.

Discussion ensued whether there is family in the area; if taxes are current; the health of Mr. LaForest; whether to condemn the building.

N. Jansen said that he will talk to Ben again and see if he was able to contact Mr. LaForest.

Chairman Hotaling said the he would like to go with both Code Enforcement Officers to visit the property. Clerk Carmer will send an email to the Code Enforcement Officers.

NEW BUSINESS

Chairman Hotaling stated that he has received numerous complaints on the accessory structure that Dale Howard built on Lakeview Drive. Dale placed a covered patio on the north end and is parking a truck and trailer on it. Chairman Hotaling stated that a patio is not for parking vehicles, a carport is. The enclosed building is 900 square feet. He stated that the board approved the plans so we cannot do anything about it, but in the future should consider the entire footprint being 900 square feet. Attorney Haylett stated that if there wasn't a patio there and Dale parked his truck and trailer right next to it, it would be the same thing. It was stated that Dale is well within the setbacks so that is not an issue.

The quarterly reports for the meteorological towers were reviewed.

N. Jansen said that the fencing and light issues are not listed in the reports. He feels things like that should be included in the report. He stated that when we issued the last two permits the board asked for a more in-depth report but nothing is different.

K. Atwater stated that she wished Taylor Quarles was in attendance so she could ask him some questions. She said that there isn't anything on the reports about safety checks. She also questions the expiration of the Nellist tower. She said it was a three year time frame and we are approaching the three year date next month.

There being no further business, K. Atwater moved to adjourn the meeting at 8:05PM, seconded by C. Neal. Carried unanimously.

Respectfully submitted,

Tracy L. Carmer, RMC
Town Clerk/Planning Board Secretary