



City of Gardiner
Code Enforcement Office
6 Church Street
Gardiner, ME 04345
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DATE: January 10, 2005
TO: Jeff Kobruck, City Manager
FROM: Barbara E. McPheters, Code Enforcement Officer
SUBJECT: Brown's Exit 27 Salvage application for an Automobile Graveyard/Automobile Recycling Business and/or Junkyard Permit at 989 Brunswick Avenue on Map 11 Lot 8A

A site inspection was conducted on January 10, 2005. Mr. Darryl Brown Jr. and I toured a portion of the site, where I observed the following:

- ✓ There are numerous tires, metal piles and vehicles throughout the property.
- ✓ The emergency access / service lane was blocked in a couple of locations by vehicles being processed at the time of inspection.
- ✓ There are no clear customer parking areas.

The applicant has agreed to the following actions:

- Improve the emergency access / service lane throughout the property.
- Screen the fenced area with plow parts.
- Improve the customer parking.
- Reduce the number of used vehicles for sale, specifically those with limited resale value.

Reviewing the record, and per previous City Council directive, I recommend the following conditions to the permit:

1. The portions of the property containing vehicles, component parts of vehicles and/or materials meeting the terms "Junkyard" and "Automobile Graveyard" as defined in Maine State Statute, Title 30-A, Section 3752, adjacent to Brunswick Avenue (Route 201) shall be removed from the property or enclosed by a visual screen consisting of fencing or vegetation. The objective of this condition shall be a clear, observable reduction in vehicles and materials adjacent to Brunswick Avenue. Removal shall be monitored by the Code Enforcement Office by on-site inspections on the following dates:

A. March 1, 2005

B. June 7, 2005

C. September 6, 2005

D. December 6, 2005

After each inspection, the Code Enforcement Officer shall provide the City Council with appropriate material representing the inspection results.

2. Vehicular entrance/exit and parking shall not interfere with Brunswick Avenue traffic flow and shall be on-site at all times.
3. The property owners shall continue to provide and maintain clear paths and roads for emergency vehicles and personnel access to the rear property and all buildings and structures at all times.

Based upon my observations, I would recommend approval of the permit, reserving the right to inspect as needed and as described in the inspection schedule.