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M E M O R A N D U M

TO: Town Council, Town of Lisbon

FROM: Kristin M. Collins

DATE: May 1, 2025

RE: **Land Use Enforcement Action - 18 Lisbon Rd., Lisbon, Maine (Tax Map U24, Lot 19)**

I am requesting Council authorization to seek enforcement action from the Superior Court related to the above-referenced automobile graveyard.

The Code Enforcement Officer sent the property owner two notices of violation on this property, dated October 30, 2024 and December 17, 2024, respectively. The owner timely appealed the notice of violation to the Town's Zoning Board of Appeals, which on March 10, 2025 voted to uphold the notices, finding that the property does constitute an automobile graveyard pursuant to state law, 30-A M.R.S. § 3752 and 3753. The property owner had maintained on appeal that the auto graveyard was a nonconforming use that was entitled to be continued. The CEO argued, and the ZBA agreed, that notwithstanding any nonconforming use of the junkyard, the property owner has failed to obtain a license and otherwise comply with the above-cited statutes.

The property owner has since filed a further appeal of the Notices of Violation to the Androscoggin County Superior Court. The property remains in violation, with several uninspected and unregistered motor vehicles that have been on site for years. I am seeking authorization to consolidate an enforcement action with the appeal, so that the Court may consider these issues together and, if it agrees that the notices of violation were valid, enter an enforcement order against the property owner.