

**City of Augusta, Maine**  
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT  
CODE ENFORCEMENT  
ECONOMIC DEVELOPMENT



ENGINEERING  
FACILITIES & SYSTEMS  
PLANNING

**MEMORANDUM:**

**TO:** Planning Board

**FROM:** Matthew Nazar, Director of Development Services  
and Betsy Poulin, Assistant Planner

**DATE:** November 9, 2016

**RE:** Kenneth Knight, Imported Cars  
3327 North Belfast Avenue

---

Kenneth Knight's proposed building expansion was tabled at the October 11, 2016 Planning Board meeting at the applicant's request. Additional information was provided to staff on October 18<sup>th</sup>. See summary below.

1. Signage.
  - a. Existing Freestanding "Imported Cars" Sign.

Applicant: The existing freestanding antique sign will remain unchanged in location or size.

Staff: Code Enforcement notes that the sign is non-conforming as it is located within the right-of-way, however it can remain as long as sign is not modified or moved. Prior to December 2021, all non-conforming signs in the City will need to be brought into compliance, and the sign will need to be relocated.

- b. Existing Building Mounted Signage.

Applicant: The communications business signage will be removed with construction of the new building.

- c. Proposed Enter Sign.

Applicant: An "Enter" sign is proposed at the western driveway. Approval from MDOT for signage is in process.

Staff: A request has been made for a more accurate image/sketch with dimensions for the proposed signage.

d. Proposed Building Signage.

Applicant: A sketch of the proposed building was submitted September 26, 2016 noting the location of the proposed "Imported Cars Since 1950" sign. This sign is located on the new portion of the building to highlight where customers enter the building, at the door on the western façade.

Staff: Signs proposed on the building will require a Sign Permit approved by a Code Enforcement Officer and will meet all code standards.

2. Landscaping.

Applicant: MDOT requested years ago for the pavement to be removed between the building and North Belfast Avenue. This area was converted into lawn. Occasionally cars are displayed in this area, for short amounts of time. Minimal landscaping, as exists currently, is proposed.

3. Sight Distance.

Applicant: Trees and branches along the right-of-way are on other people's land or in the MDOT right of way. Requests have been made to MDOT to improve sight distance from the property.

Staff: The October 5, 2016 Memo includes pictures from a vehicle looking to the east and west from the customer parking area.

4. Septic Tank.

Applicant: The site plan submitted October 5, 2016 notes the proposed location of the relocated septic tank. This is noted to the north of the customer parking area in a rectangle with "SEP."