



Town Council - Meeting Agenda

December 3rd, 2024 @ 6:30pm
Council Chambers - 1 Portland Avenue

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PLEDGE OF ALLEGIANCE:

ROLL CALL:

ACKNOWLEDGEMENTS:

Gulls Football – Jason Webber, Recreation Director

GOOD & WELFARE:

PRESENTATION:

Old Orchard Beach Conservation Commission

ACCEPTANCE OF MINUTES:

Accept the minutes from the 10/15/2024 and 11/19/2024 Regular Meetings and the 11/18/2024 Inaugural and Special Meetings of the Town Council.

Chair: Shawn O'Neill

PUBLIC HEARING - BUSINESS LICENSE & APPROVALS:

Zhimin Zhou Living Family Trust, Zhimin Zhou, (312-13-9), 71 Atlantic Avenue, one (1) year-round rental.

Lucinda Rodrigues, (206-27-2) 29 Staples Street, two (2) year-round rentals.

Camp Comfort Holdings LLC, Suman Adhikari, (313-4-8), 6 Camp Comfort Avenue, five (5) seasonal short-term rentals.

31 West Old Orchard Ave LLC, Michael Libby, (312-6-1), 31 West Old Orchard Ave, six (6) year-round rentals.

Jeff Dobson, (103-5-6), 60 Milliken Mills Road, one (1) year-round short-term rental.

Judy Beale, (105A-1-803), 5 Woods Lane, one (1) seasonal short-term rental.

Jay and Francine Perkins, (305-4-1), 1 Cleaves Street Unit 307, one (1) year-round short-term rental.

Win Waste Innovations, 209 Nashua Road, Londonderry, NH, two (2) trucks waste hauler.

Chair: Shawn O'Neill

PUBLIC HEARING:

Shall the Town consider a request from Mezoian Development, LLC, to accept title and to accept and establish as town ways those developed portions of Summer Long Drive and Winter Berry Lane together with any storm water runoff systems located within the right of way of said Summer Long Drive and Winter Berry Lane, fire hydrants, street signs, drainage easement areas and sewer pipes located therein or appurtenant thereto, sidewalks, trees, street lights, lighting facilities, lampposts, and all of the rights appurtenant to the foregoing, as shown on a plan entitled “Final Plan, Sumter Landing, Ross Road, Old Orchard Beach, Maine”, for Mezoian Development, LLC, dated January 2020 as revised through 9/18/20, by BH2M, Inc. As described in the Warranty Deed from Mezoian Development, LLC to the Town of Old Orchard Beach, Maine, dated, _____.

Chair: Shawn O’Neill

TOWN MANAGER REPORT

NEW BUSINESS:

Chair: Shawn O'Neill

AGENDA ITEM #8650

Discussion with Action: Shall the Town consider a request from Homewood Park Road Association to accept title and to accept and establish as town ways those developed portions of Homewood Blvd, Kapok St, and Juniper St together with all rights appurtenant thereto and all improvements situated therein or thereon, including, without limitation, any and all stormwater runoff systems, electrical, water, sewer, gas, or other utility infrastructure, bollards, lamp posts, lights and lighting facilities; expressly including any and all stormwater infrastructure shown on a plan entitled "Plan of Street Rights of Way Homewood Park, Portions of Homewood Boulevard, Juniper Street, and Kapok Street, Old Orchard Beach, Maine" prepared by Jones and Associates, last revised February 21, 2018, except the ponds shown on "Pond #1 Easement Area" located on Lots 14, 15, 17 and 18 and "Pond #2 Easement Area" located on Lots 7, 8 and 9. As described in the Quitclaim Deed Without Covenant from Homewood Park Road Association to the Town of Old Orchard Beach, Maine, dated, _____.

Chair: Shawn O'Neill

AGENDA ITEM #8651

Discussion with Action: Shall the Town:

1. Accept trail easements from Seacoast Land Acquisitions, LLC for the construction, maintenance, repair and replacement of a non-exclusive pedestrian walking trail for use by the general public across the Easement A Area and Easement B Area;
2. Accept a parking easement from Seacoast Land Acquisitions, LLC for the parking of vehicles on, over, across, and along those certain thirteen (13) parking spaces depicted as the “Public 8 Parking Spaces” and “5 Public Parking Spaces” on the on the Plan for use by the general public in connection with use of the Trail.
3. Accept a right of way and easement from Seacoast Land Acquisitions, LLC for the passage and accommodation of persons and vehicles at any and all times, on, across and through the common roads (including Sugar Bush Lane and Black Bush Lane) and sidewalks shown on the Plan to access the Trail and the Parking Easement Area to and from E. Emerson Cummings Boulevard.
4. Accept sanitary sewer easements from Seacoast Land Acquisitions LLC for the use, maintenance, repair, and replacement of the Sewer Facility over, under and across the Easement B Area and the Easement C Area, including the right to enter into Easement B Area and the Easement C Area;
5. Grant a temporary construction easement to Seacoast Land Acquisitions LLC, over, under and across the Easement D Area to enable workers, construction equipment, and materials to enter onto the Easement D Area, in order to facilitate the construction and installation of the Sewer Facility and a walking trail.

The above is described as Easement A, B, C, D Areas, parking areas, and common roads and sidewalks are shown and depicted on plan entitled "Condominium Plat Plan" prepared by Atlantic Resource Consultants dated May 8, 2024, and recorded in the York County Registry of Deed in Condo Book 1055, Page 1. As described in the Quit Claim Easement Deed from Seacoast Land Acquisitions LLC to the Town of Old Orchard Beach, Maine, dated, _____ and Sewer Easement Agreement between the Town of Old Orchard Beach and Seacoast Land Acquisitions LLC.

Chair: Shawn O'Neill

AGENDA ITEM #8652

Discussion with Action: Re-appoint Kim McLaughlin as Registrar of Voters, term to expire 12/31/26.

Chair: Shawn O'Neill

AGENDA ITEM #8653

Discussion with Action: Approve the line item transfer of \$20,246 from account # 20197-50330 Debt Service Equipment Replacement with a balance of \$30,763.30 and \$24,104 from account 52002-50919 CIP Public Safety Power Lift with a balance of \$31,500 to account 52002-50861 CIP Public Safety SCBA Equipment with a balance of \$7,366.86 for the purchase of a Bauer Vertecon Legacy 10 HP compressor SCBA Filling station for \$44,350.

Chair: Shawn O'Neill

AGENDA ITEM #8654

Discussion with Action: Adopt the Personnel Policy Manual as required by Charter Section 502.8 with additions to Article VII Section 7-9 section B to add language regarding the Paid Family Medical Leave to be in compliance with State of Maine Law.

Chair: Shawn O'Neill

ADJOURNMENT

Chair: Shawn O'Neill