



Town of Old Orchard Beach
Office of the Town Manager

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www.oobmaine.com/town-council

Regular Town Council Meeting Minutes

January 21, 2025

I, Tim Fleury, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of 22 pages is a copy of the original minutes from the regular meeting of the Old Orchard Beach Town Council held on 1/21/2025.

Prepared By:	Tim Fleury
Approved By:	Old Orchard Beach Town Council
Approval Date:	2/4/2025

Respectfully
Submitted,

Tim Fleury
Town Council
Secretary



Town Council - Meeting Agenda

January 21st, 2025 @ 6:30pm
Council Chambers - 1 Portland Avenue

www.oobmaine.com/town-council

**Members of the public wishing to view the meeting from home may tune into Local Access TV (Channel 3 or 1301 - check with your provider) or by clicking the Meeting Videos link on oobmaine.com.)*

PLEDGE OF ALLEGIANCE:

ROLL CALL: Tim Fleury called roll. The following were present:

Shawn O'Neill, Chair

Diana Asanza, Town Manager

Tim Fleury, Town Council Secretary

V. Louise Reid, Councilor

Connor Rague, Councilor

Michael Tousignant, Councilor

Vice Chairman Blow had an excused absence

ACKNOWLEDGEMENTS:

GOOD & WELFARE:

PRESENTATION:

ACCEPTANCE OF MINUTES:

Accept the minutes from the 1/7/2025 Regular Town Council Meeting.

Chair: Shawn O'Neill

Motion to accept: Councilor Reid

Second: Councilor Rague

Vote: 4-0

PUBLIC HEARING – BUSINESS LICENSE & APPROVALS:

Adamo Properties LLC, Jason Adamo, (208-1-9-18), 6 Trinity Way, one (1) year-round short-term rental.

David Blaszczyk, (210-3-6-8), 10 Overlook Drive, one (1) year-round rental.

Adam Smith, (206-29-1), 58 School Street, one (1) year-round rental.

Plovers Perch Rentals LLC, Chelsey Tanguay, (210-1-7-49) 11 Smithwheel Road Unit #11, one (1) year-round short-term rental.

Sara Cohen, (105A-2-3-13), 13 Pine Valley Road, one (1) year-round rental.

Joseph Tomazin, (205-8-9), 27 Portland Avenue, one (1) year-round short-term rental.

Bare Properties LLC, Mitchel Blow, (314-11-3), 95 Ocean Avenue, one (1) year-round rental.

Jennefer Whitehead, (302-7-4-1), 162 East Grand Avenue Building #2, one (1) year-round short-term rental.

Chair: Shawn O’Neill

Chairman O’Neill opened the hearing at 6:33 pm

Motion to accept: Councilor Tousignant

Second: Councilor Reid

Vote: 4-0

Chairman O’Neill closed the hearing at 6:33 pm

PUBLIC HEARING – SPECIAL AMUSEMENT PERMITS & APPROVALS:

Lone Pine Brewing Company, LLC., (305-6-1), 32 East Grand Avenue, acoustic music, outside, Saturday through Sunday, 12pm-8pm.

Chair: Shawn O’Neill

Last year they were approved for 12pm to 1am. They decided to reduce hours of their music offering based on business levels.

Chairman O’Neill opened the hearing at 6:34 pm

Motion to accept: Councilor Tousignant

Second: Councilor Reid

Vote: 4-0

Chairman O’Neill closed the hearing at 6:34 pm

TOWN MANAGER REPORT

NEW BUSINESS:

AGENDA ITEM #8674

Discussion with Action: Reappoint Barry Jackman as a regular member of the Conservation Commission, term to expire 12/31/2026.

Chair: Shawn O'Neill

Motion to accept: Councilor Reid

Second: Councilor Rague

Vote: 4-0

AGENDA ITEM #8675

Discussion with Action: Move Daniel Patry and Susan Martin from alternate to regular members of the Board of Assessment Review, terms to expire 12/31/2027.

Chair: Shawn O'Neill

Motion to accept: Councilor Reid

Second: Councilor Rague

Vote: 4-0

AGENDA ITEM #8676

Discussion with Action: Appoint Graham Roeber as an alternate member of the Planning Board, term to expire 12/31/2026.

Chair: Shawn O'Neill

Motion to accept: Councilor Tousignant

Second: Councilor Reid

Vote: 4-0

AGENDA ITEM #8677

Discussion with Action: Authorize the Treasurer, per 36 M.R.S.A., subsection 944, to record a waiver of foreclosure in the Registry of Deeds for the property at 87 Ryefield Drive, Assessors record T0040-00000-00000, Gale Madore, owner.

Chair: Shawn O'Neill

The following waiver of foreclosures are for real estate tax liens on mobile homes that are in mobile home parks where the recommendation is to waive foreclosure to mitigate financial burden to the Town because if the Town foreclosed on the property, it would be liable for the monthly park rents, as well as removal costs of the mobile home if required by the park owner.

In speaking with the tax collector, of the eight properties, two will most likely pay before the foreclosure date, three properties make monthly payments, and the tax office is currently working with the other three to establish a payment plan.

Motion to accept: Councilor Rague

Second: Councilor Reid

Vote: 4-0

AGENDA ITEM #8678

Discussion with Action: Authorize the Treasurer, per 36 M.R.S.A., subsection 944, to record a waiver of foreclosure in the Registry of Deeds for the property at 13 Rockland Drive, Assessors record T0135-00000-00000, Nancy Clark, owner.

Chair: Shawn O'Neill

Motion to accept: Councilor Rague

Second: Councilor Reid

Vote: 4-0

AGENDA ITEM #8679

Discussion with Action: Authorize the Treasurer, per 36 M.R.S.A., subsection 944, to record a waiver of foreclosure in the Registry of Deeds for the property at 14 Mayflower Drive, Assessors record T1020-00000-00000, Theresa Pooler Bugenske, owner.

Chair: Shawn O'Neill

Motion to accept: Councilor Reid

Second: Councilor Rague

Vote: 4-0

AGENDA ITEM #8680

Discussion with Action: Authorize the Treasurer, per 36 M.R.S.A., subsection 944, to record a waiver of foreclosure in the Registry of Deeds for the property at 1 Pinecone Drive, Assessors record T1660-00000-00000, Angeline Mehlman, owner.

Chair: Shawn O'Neill

Motion to accept: Councilor Reid

Second: Councilor Rague

Vote: 4-0

AGENDA ITEM #8681

Discussion with Action: Authorize the Treasurer, per 36 M.R.S.A., subsection 944, to record a waiver of foreclosure in the Registry of Deeds for the property at 7 Castine Drive, Assessors record T1750-00000-00000, Karen-Sue Underwood, owner.

Chair: Shawn O'Neill

Motion to accept: Councilor Rague

Second: Councilor Reid

Vote: 4-0

AGENDA ITEM #8682

Discussion with Action: Authorize the Treasurer, per 36 M.R.S.A., subsection 944, to record a waiver of foreclosure in the Registry of Deeds for the property at 36 Goosefare Drive, Assessors record T2006-00000-00000, Karol Ladakakos, owner.

Chair: Shawn O'Neill

Motion to accept: Councilor Rague

Second: Councilor Reid

Vote: 4-0

AGENDA ITEM #8683

Discussion with Action: Authorize the Treasurer, per 36 M.R.S.A., subsection 944, to record a waiver of foreclosure in the Registry of Deeds for the property at 32 Ryefield Drive, Assessors record T3000-00000-00000, John Sousa, owner.

Chair: Shawn O'Neill

Motion to accept: Councilor Reid

Second: Councilor Rague

Vote: 4-0

AGENDA ITEM #8684

Discussion with Action: Authorize the Treasurer, per 36 M.R.S.A., subsection 944, to record a waiver of foreclosure in the Registry of Deeds for the property at 44 Goosefare Drive, Assessors record T3060-00000-00000, Kristie Gleason, owner.

Chair: Shawn O'Neill

Motion to accept: Councilor Reid

Second: Councilor Rague

Vote: 4-0

AGENDA ITEM #8685

Discussion with Action: Approve the quote from TB Earthworks in the amount of \$8,750.00 for the sidewalk repair on Old Orchard Street in front of 35, 37, and 39 Old Orchard Street from account # 20151-50506 Public Works Road Maintenance and Improvements with a balance of \$30,590.78.

Chair: Shawn O'Neill

The Town sought bids to repair the sidewalk in front of 35, 37, and 39 Old Orchard Street (Café 64 area), because of the tree root growth bringing up the bricks. Two quotes were received, TB Earthworks and Black Bear Landscaping Design. TB Earthworks was chosen based on cost.

Motion to accept: Councilor Reid

Second: Councilor Rague

Vote: 4-0

AGENDA ITEM #8686

Discussion with Action: Set the public hearing date of February 4th, 2025 to amend the Code of Ordinances, Chapter 58, Utilities, Section 58-58, Reimbursement of costs to residents, by changing the total septic reimbursement from \$250 to \$325.

Chair: Shawn O'Neill

This was brought to my attention because the average cost for annual septic maintenance has gone up to \$325.00, and the current ordinance caps the reimbursement at \$250.00. This ordinance change would bring the reimbursement costs up to the current amount charged. The last time the ordinance was updated was in 2007.

Motion to accept: Councilor Rague

Second: Councilor Tousignant

Vote: 4-0

AGENDA ITEM #8687

Discussion with Action: Approve the Special Event Permit application for Tony Myatt to hold a 10k on the beach and East Grand Avenue on Sunday, October 12th, 2025, 9:00 am to 1:00 pm. They will race on the beach from the Pier to Pine Point and race back on East Grand Avenue ending in the Square. Request to close the square during the race hours, for the finish line. Requirement of one police officer for traffic control. Insurance, listing the Town of Old Orchard Beach as additionally insured, to be provided to the Town Clerk's Office at least one month prior to the event.

Chair: Shawn O'Neill

Motion to accept: Councilor Tousignant

Second: Councilor Reid

Vote: 4-0

AGENDA ITEM #8688

Discussion with Action: Renew the liquor license for the V.F.W. Old Orchard Beach Memorial Post #7997, (312-14-2), 76 Atlantic Avenue, on-premise m-s-v.

Chair: Shawn O'Neill

Motion to accept: Councilor Rague

Second: Councilor Reid

Vote: 4-0

AGENDA ITEM #8689

Discussion with Action: Lone Pine Brewing Company, LLC., John Paul, (305-6-1) 32 East Grand Avenue, on-premise m-s-v.

Chair: Shawn O'Neill

Should read: "Renew the liquor license for....."

Motion to accept: Councilor Tousignant

Second: Councilor Reid

Vote: 4-0

ADJOURNMENT

Chair: Shawn O'Neill

Motion to 6:48 pm accept: Councilor Reid

Second: Councilor Rague

Vote: 4-0