

**TOWN OF OLD ORCHARD BEACH
TOWN HALL CHAMBERS
SPECIAL TOWN COUNCIL MEETING
Tuesday, October 29, 2019**

A Special Town Council Meeting of the Old Orchard Beach Town Council was held on Tuesday, October 29, 2019. Chair Thornton opened the meeting at 4:31 p.m.

The following were in attendance:

Chair Joseph Thornton
Vice Chair Shawn O'Neill
Councilor Kenneth Blow
Councilor Jay Kelley
Councilor Michael Tousignant
Town Manager Larry Mead
Assistant Town Manager V. Louise Reid
Town Clerk Kim McLaughlin

PUBLIC HEARING BUSINESS LICENSES AND APPROVAL:

CHAIR: I open this Public Hearing at 4:32 p.m.

Correction: Barbara Hickey & Jeffrey Fairbanks (107-3-6-15), 6 Country Drive, amending from two year round condo rentals approved on 10/15/19 to two year round bedroom rental.

Attending this portion of the meeting were Mr. and Mrs. Rick White, Kelsey Daniels and Jeanna Martez. There was an extensive discussion on covenants as it related to the Bread and Breakfast restrictions. A covenant is a rule governing the use of real property. Prospective buyers enter into such covenants as a condition of purchasing the land. Condominium associations and housing cooperatives make use of covenants for the benefit of all residential owners and their neighbors for better safety and cooperation. It should be noted that covenants, conditions, and restrictions (also called "CC&Rs") are used by many "common interest" developments, including condominiums and co-ops, to regulate the use, appearance, and maintenance of property. CC&Rs, most commonly drafted and enforced through homeowners' associations (HOAs), often restrict what homeowners can do on their property. There are at times some restrictive covenants in the condominium association documents mean they don't exist. This makes it hard or impossible for the Town to enforce anything because it is not stated that the Town has that option.

There was discussion with the Council on this item with questions about the activities being considered as far as the rentals and Councilor Tousignant felt it should be discussed at the next meeting when the public would have access to the discussion.

CHAIR: I close this Public Hearing at 4:33 p.m.

MOTION: Councilor Tousignant motioned and Vice Chair O'Neill seconded to table this Item to the November 19th Agenda for consideration by the Council.

VOTE: Unanimous.

NEW BUSINESS:

7573 Discussion with Action: Re-appoint David Huntington as Election Warden and Warren "Todd" Bassett and Martha Conlan as Deputy Election Wardens, terms to expires October 29, 2020.

MOTION: Councilor Blow motioned and Councilor Kelley seconded to Re-appoint David Huntington as Election Warden and Warren "Todd" Bassett and Martha Conlan as Deputy Election Wardens, terms to expires October 29, 2020.

VOTE: Unanimous.

ADJOURNMENT:

MOTION: Councilor Kelley motioned and Councilor Tousignant seconded to Adjourn the Town Council Meeting at 5:09 p.m.

VOTE: Unanimous.

Respectfully Submitted,

**V. Louise Reid
Town Council Secretary**

I, V. Louise Reid, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of two (2) pages is a copy of the original Minutes of the Town Council Meeting of October 29, 2019.

V. Louise Reid