



TOWN OF OLD ORCHARD BEACH

Office of the Town Manager

1 Portland Ave, Old Orchard Beach, Maine
Phone: 207.937.5626 Web: www.oobmaine.com

Town Council Meeting Minutes & Council Workshop

Tuesday September 15, 2020

I, Jennifer Hayes, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of seventy-seven pages (77) is a copy of the original Meeting Minutes of the regular Town Council Meeting, followed by Council Workshop, on Tuesday September 15, 2020.

Prepared by: Jennifer Hayes
Approved by: Old Orchard Beach Town Council
Approval Date: Tuesday 10/06/2020

Respectfully Submitted,

Jennifer Hayes
Town Council Secretary

TOWN OF OLD ORCHARD BEACH
Regular Town Council Meeting Agenda

TUESDAY, SEPTEMBER 15, 2020 @ 6:30pm
Town Hall Council Chambers

PLEDGE TO THE FLAG

ROLL CALL

ACKNOWLEDGEMENTS

GOOD AND WELFARE

ACCEPTANCE OF MINUTES:

Accept the Town Council Meeting Minutes of September 1, 2020, Workshop of September 8, 2020, and Executive Session of September 10, 2020.

PRESENTATION:

Jason Webber :Ball Park Report
Recreation Director

PUBLIC HEARING BUSINESS LICENSES AND APPROVAL:

Debra & Allen Webb: A&D Ventures, (208-1-9), 1 Hope Terrace, one year round rental

Racheal Clark & Jules Le Pen, (305-4-1-207), 1 Cleaves Street, #207, one year round rental

Cynthia & Jeff Corbin, (310-4-3), 45 West Grand Ave, four year round rentals

Joe & Sheila Rozanski, (301-6-1-305), 191 East Grand Ave, #305, one year round rental

Evangelea & Matt Kelly, (312-15-2), 5-7 Central Park Ave, one year round & one seasonal rental

Richard L. Annese Trustee, Selma Realty Trust, (319-8-6), 2-4 Tunis Ave, one year round & one seasonal rental

TOWN MANAGER'S REPORT

NEW BUSINESS:

7281 **Discussion with Action:** Consider appointing Jennifer Hayes as Secretary to the Town Council per Section 2-64 of the Town Charter.

Chair: Shawn O’Neill

7282 **Discussion with Action:** Appoint Samuel Dupuis as an associate member of the Zoning Board of Appeals, term to expire 12/31/2021.

Chair: Shawn O’Neill

7283 **Discussion with Action:** Re-appoint David Huntington as Election Warden and Warren “Todd” Bassett and Martha Conlan as Deputy Election Wardens, terms to expire September 29th, 2021.

Chair: Shawn O’Neill

7284 **Discussion with Action:** Order to Amend and Adopt a new Official Zoning Map per Section 78-457 of the Old Orchard Beach Zoning Ordinance and request the signature of the Chair of the Town Council to sign the updated Zoning Map, with the following information: On September 15th, 2020, by official action of the Town Council, the following change made in the Official Zoning Map: “Change a portion of the Industrial Zoning District to the Rural Zoning District, as shown on the Proposed Zoning Amendment Plan dated June 2020 prepared by BH2M, on a portion of a property located at Ross Road identified as Map/Block/Lot 105/2/7”, which entry shall be signed by the Chair of the Town Council and attested by the Town Clerk.

Chair: Shawn O’Neill

7285 **Discussion with Action:** Amend the Town of Old Orchard Beach Code of Ordinances, Chapter 78, Article VII, Division 2 - Conditions, Section 78-1278, Solar Energy Systems.

Chair: Shawn O’Neill

7286 **Discussion with Action:** Amend the Code of Ordinances, designating Fern Avenue one-way entering from First Street to Washington Avenue in the westerly direction and designating West Old Orchard Avenue one-way entering from Washington Avenue to First Street in the easterly direction.

Chair: Shawn O’Neill

7287 **Discussion with Action:** Set the date of October 6th, 2020 to hold the public hearing for Question 2, that will appear on the ballot for the November 3rd, 2020 election: Shall the Town Council adopt an ordinance allowing the sale of adult use marijuana and the issuance of a limited number of licenses allowing adult use marijuana retail stores to operate?

Chair: Shawn O’Neill

7288 **Discussion with Action:** Approve the Special Event Permit application for the Chamber of Commerce to hold their annual Car Show on Friday, September 17th and Saturday, September 18th, 2021. Set-up Friday at 10 a.m. Event Friday from noon to 8 p.m., closing Old Orchard Street, the Square, and First St (from Staples to Heath). On Saturday, request to use Memorial Park from 6 a.m. to 5 p.m., take down by 7 p.m., request to close First St (Staples St to Heath St) and to use the Milliken Street parking lot. Request for a banner to be hung in the Gazebo in Memorial Park and in the Square two weeks prior to event. Tents/canopies with BBQ grills, fryers, or other cooking appliances should have a portable fire extinguisher available during operation. 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

7289 **Discussion with Action:** Approve the purchase of two (2) Hydraulic Sanders from Viking Cives Corp, in the amount of \$17,700 from account number- 50002-50551 CIP Public Works Operating Equipment Expense with a balance of \$49,853.09.

Chair: Shawn O’Neill

7290 **Discussion with Action:** Accept the quote from AAA Police Supply for the purchase of ammunition and Simmunition cartridges for firearms training, in the amount of, \$17,948.00 from Operational Supplies account number 20131-50501, with a balance of \$48,214.50.

Chair: Shawn O’Neill

7291 **Discussion with Action:** Approve the Contract with Loading Docks, Inc. for installation of a motor, drive chain and safety features for a fence gate in the rear parking lot in the amount of \$6, 808.00, from account number 52002 – 50813 Fire Department CIP – Facilities Improvement Expense Account with a balance of \$41,411.00.

Chair: Shawn O’Neill

7292 **Discussion with Action:** Set the date of October 6, 2020 to hold a public hearing to consider whether to approve a Contract Zone Agreement between The Szanton Company and the Town of Old Orchard Beach, Map 205, Block 1, Lot 41 in the GB1, R1 and HO districts, pursuant to 30A M.R.S.A., Section 4352 (8) and Section 1.8 of the Old Orchard Beach Zoning Ordinance?

Chair: Shawn O’Neill

7293 **Discussion with Action:** Set the date of October 6, 2020 to hold a public hearing to consider whether to designate the Municipal Affordable Housing Tax Increment Financing District to be known as “Milliken Heights Affordable Housing District” and to adopt a Development Program for such District, related to property located in the area identified on Town of Old Orchard Beach Tax Maps as Map 205, Block 1, Lot 41?

Chair: Shawn O’Neill

COUNCIL WORKSHOP: To follow regular meeting

Discuss a temporary sewer line construction easement for Ocean Ridge, MBL: 207-1-2, 63-91 E.Emerson Cummings Blvd.

ADJOURNMENT

Final: 09/11/2020
JAH

TOWN OF OLD ORCHARD BEACH
Regular Town Council Meeting Minutes

TUESDAY, SEPTEMBER 15, 2020 @ 6:30pm
Town Hall Council Chambers

Old Orchard Beach Town Council was held on Tuesday, September 15, 2020. In attendance for the meeting:

Larry Mead – Town Manager
Councilor Shawn O’Neill – Chair
Councilor Michael Tousignant
Councilor Jay Kelley
Councilor Kenneth Blow
Jen Hayes – Interim Administrative Assistant

6:33pm - Call to order by Councilor Shawn O’Neill, Chair

ACCEPTANCE OF MINUTES:

Accept the Town Council Meeting Minutes of September 1, 2020, Workshop of September 8, 2020, and Executive Session of September 10, 2020.

Motioned by: Councilor Jay Kelley
&
Seconded by: Councilor Michael Tousignant

To Accept the Town Council Meeting Minutes of September 1, 2020, Workshop of September 8, 2020, and Executive Session of September 10, 2020.

VOTE: Unanimous

PRESENTATION – Ball Park Report

Speaker: Jason Webber, Recreation Department Director - Good evening, I would like to thank the council for the opportunity to present the quarterly Ballpark Report. Through many brainstorming sessions, we established that the taxpayers of Old Orchard Beach were underutilizing the Ballpark. How could we rebrand the Ballpark to say our Gates are Open to everyone and anyone? How do we get not just the baseball enthusiast but people of all ages to use the Ballpark. The Brainstorm sessions took place, goals set, and the name OOB Recreational Complex at the Ball Park was created.

The Old Orchard Beach Recreation Complex at the Ballpark is full of new opportunities for our community. With a more significant area, we can aspire and accomplish more than what we can in the offices at Loranger. We would have a facility outside of the RSU 23 buildings, more space -both professional and field-related, and open opportunities for programming and special events.

Since acquiring the Ballpark Complex, we have had a significant impact on the community. One of the most visible additions to the Ballpark was the development of our half-mile storyboard walk.

Since the ribbon cutting, we have seen many of our local families using the trails for walking and bike rides. Along the trail, you can sit on our picnic tables, watch many of our wildlife around our pond, or visit our new fairy house village.

Our Essential Summer camp kids had the luxury of visiting the Ballpark multiple times this summer. We were able to set up movies for them to watch in the larger conference rooms, allowing them to separate by age group and get a break from the large group dynamic. The kids got to barrel down the hill on our homemade slip and slide. Abiding by state and sport guidelines, we were able to have baseball clinics, practices, and tournaments from organizations across southern Maine.

Covid-19 has put an emphasis on outside space, and many organizations expressed interest or have used our facility.

- Red Hatters
- Boy Scouts
- Youth Restorative program in collab with RSU23 and OOBPD
- 50+ programming
- Alcoholics Anonymous
- Southern Maine Men's Baseball League
- Southern Maine River Rats
- Sandlot League
- Interact Club
- Overflow storage of our local food bank.

Looking for the future is the key to the success of the Ballpark. Many events were planned in the summer of 2020 but canceled due to COVID. We look to continue those already established events next year: Concerts in the Park, Parkinson ride, blues festival, to name a few. That didn't

stop us from having well over 100 baseball games. Some new revenue and event coming to the Ballpark this year: RPS Maine State Powerlifting Championship, a commercial for a baseball product being filmed at the Ballpark, 2021 Southern Maine relay for life at the Ballpark.

Other project completed this summer:

- New Fence around in front of the dugouts
- Created a small stage arena under the stadium
- Took our old Carpet and replaced with vinyl flooring
- Painted administration offices
- Lay the foundation for a new walking trail that could connect to the eastern trail
- Fixed outfield wall
- Repair bleachers
- Repair picnic tables

PUBLIC HEARING BUSINESS LICENSES AND APPROVAL:

CHAIR: I open this Public Hearing at 6:41p.m.

Debra & Allen Webb: A&D Ventures, (208-1-9), 1 Hope Terrace, one year round rental

Racheal Clark & Jules Le Pen, (305-4-1-207), 1 Cleaves Street, #207, one year round rental

Cynthia & Jeff Corbin, (310-4-3), 45 West Grand Ave, four year round rentals

Joe & Sheila Rozanski, (301-6-1-305), 191 East Grand Ave, #305, one year round rental

Evangelea & Matt Kelly, (312-15-2), 5-7 Central Park Ave, one year round & one seasonal rental

Richard L. Annese Trustee, Selma Realty Trust, (319-8-6), 2-4 Tunis Ave, one year round & one seasonal rental

DISCUSSION:

Councilor Tousignant – questioning the status of Developer Corbin being “on track” with the Town

Town Manager Mead – confirmed that Mr. Corbin was on track with both the Fire & Police Departments at current state.

CHAIR: I close this public meeting at 6:42p.m.

Motioned by: Councilor Jay Kelley
&
Seconded by: Councilor Kenneth Blow

VOTE: Unanimous

TOWN MANAGER'S REPORT

Manager's Report: September 15, 2020

Property Tax Relief Program

Last year the Town Council established a property tax relief program for long term Old Orchard Beach residents who are 70 or older.

The Town Council began the program in order to provide tax relief to older, long-term residents who have limited incomes and limited savings. The Town Council knows that although the value of homes are increasing incomes of our older residents may not be.

In order to qualify, you must meet all of the following criteria:

- You must have received a Property Tax Refund for 2019 from the State of Maine Property Tax & Fairness Credit Program. If you aren't sure, check with your accountant, or contact the Town Hall Tax Office (934-5714 ext. 1531) or Assessor's Office (934-5714 ext. 1514).
- You received the Homestead Exemption at the time of the Application. Again if you are not sure.....
- Your primary Residence has been in Old Orchard Beach for ten (10) continuous years prior to the date of the Application
- You are 70 years of age as of November 1st, 2020
- You have no past due property taxes as of the date of the Application

Last year 30 residents were eligible for the program and received an average of \$650 from the Town and an additional \$650 from the State of Maine.

Applications are due no later than November 1st. Applications are available on the Town's website on the homepage or may be picked up at Town Hall at the Tax office or Assessors office. FMI call Diana Asanza at 207-937-5622.

Administrative Review Board

The Administrative Review Board will meet on Thursday, September 17 at 2:00 in Town Council Chambers to review the status of the business license of GFB Scottish Pub, as requested by Town Council.

Absentee Voting

The Town Clerk's office is already experiencing a large demand for absentee ballots for the November 3rd election. We encourage all of our voters to consider voting absentee in this election because COVID-19 restrictions will result in much longer lines and longer waits to vote on Election Day, due to limitations on the number of people allowed at one time in the high school gymnasium where voting will take place. For your convenience, for your health and the health of our election workers, please plan ahead and vote absentee this year.

In addition, if you have moved and not changed your address in voter registration, or if you are not registered to vote, please come to Town Hall prior to election day and register.

A reminder that we do not have ballots from the State yet and will not have them until the first week of October at the earliest. So if you have requested to vote absentee you will not receive an absentee ballot in the mail until October at the earliest.

If you have questions about voting or want to check on your voter registration status call the Town Clerk's office at 207-934-4042.

Atlantic Ave Basketball Court improvements are upcoming. We will be issuing bids by next week and hope to have the paving work done in October. There will also be a complete makeover of the property outside of the court, with new, fencing, fitness equipment, trees and seating area.

Kim McLaughlin Presidents Award

Maine Town and City Clerk's Association

AGENDA ITEM # 7281

Discussion with Action:

Consider appointing Jennifer Hayes as Secretary to the Town Council per Section 2-64 of the Town Charter.

Motion by: Councilor Kenneth Blow

&

Seconded by: Councilor Michael Tousignant

To Consider appointing Jennifer Hayes as Secretary to the Town Council per Section 2-64 of the Town Charter.

VOTE: Unanimous

AGENDA ITEM # 7282

Discussion with Action:

Appoint Samuel Dupuis as an associate member of the Zoning Board of Appeals, term to expire 12/31/2021.

Background: *see attached application and documentation*

Motioned by: Councilor Kenneth Blow

&

Seconded by: Councilor Jay Kelley

To Appoint Samuel Dupuis as an associate member of the Zoning Board of Appeals, term to expire 12/31/2021.

VOTE: Unanimous



ALL NEW APPLICANTS MUST HAVE A COVER LETTER AND RESUME ATTACHED. PLEASE RETURN TO THE TOWN CLERK'S OFFICE.

TOWN OF OLD ORCHARD BEACH
1 PORTLAND AVENUE
OLD ORCHARD BEACH, MAINE 04064

Return: Town Clerk's Office
1 Portland Ave
Old Orchard Bch, ME

The Town Council members are inviting residents interested in serving on various boards/committees to make an application.

NAME Sam Dupuis DATE 3-6-20

ADDRESS 8 Traynor st, OOB, ME HOME PHONE 207-608-0469

MAILING ADDRESS (if different from above) _____

E-MAIL ADDRESS: echamotclob@gmail.com FAX NUMBER: _____

EMPLOYER NAME: Echo Motel WORK PHONE 207-934-5174

HOW LONG A RESIDENT 2 years ARE YOU A U.S. CITIZEN? years

Are you a registered voter in Old Orchard Beach? YES NO

Do you own property in Old Orchard Beach? YES NO

Do you have conflicts with meeting times or group assignments? YES NO

If you have previously served on any Boards/Committees in the Town of Old Orchard Beach, please describe your experience:

Are there other background experiences or skills that you feel would contribute to this appointment?
Construction & Electrical.

Why are you interested in this appointment, and what are your goals for this Board/Committee?
Being a part of the town. Helping grow the community

Signature

PLEASE CHECK AREA OF INTEREST

- Finance Committee
- Conservation Commission
- 2 Planning Board
- 1 Zoning Board of Appeals
- Design Review Committee
- Registration Appeals Board
- Community Animal Watch
- 3 Ordinance Revision Committee
- Recycling Committee
- Board of Assessment Review
- Recreation Committee
- Community Development Block Grant Committee
- Business License Administrative Board
- Ballpark Commission
- Comprehensive Plan Committee

rec'd
3-10-20

Any other committee—Name of Committee: _____

SAM DUPUIS

Motel Owner / Operator

Electrician

Business owner

PROFILE

I'm a 28 year old High School grad who decided to go with a traded instead of collage. I've been working in the electrical trade since 2007 starting with a pre-engineering program in trade school. In 2008 had my first electrical job for a private electrical contractor. Since then I've continued to always have a job doing electrical. Also working Part time as a property manager and learning some real estate. Buying my first duplex in 2012 and setting a goal to own 20 units by 30. 2019 purchasing Echo Motel a 20 unit motel in Old Orchard Beach.

CONTACT

☎ 207-608-0469

✉ Sam Dupuis

✉ Sdupuis07@icloud.com

🌐 www.echomotel.com

EXPERIENCE

King Real Estate Property Manager

2010-2013

Leasing Commercial and Residential units
Handling maintenance projects
Wiring of remodels

Page Electric

2013-2017

Working as a site Forman.
Laying out projects for crews.
Service calls

Dupuis Electric

2017-Current

Owner Operator

Echo Motel

2019-Current

Owner Operator

SKILLS


- Electrical
- Construction
- Business Operations
- Communication

EDUCATION

High School Grad 2010

Pen State

Electrical Program 2011-13

 DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 01-10-2019

Employer Identification Number:
83-3095256

Form: SS-4

Number of this notice: CP 575 B

For assistance you may call us at:
1-800-829-4933

ECHO REAL ESTATE HOLDINGS LLC
SAMUEL DUPUIS MBR
8 TRAYNOR STREET
OLD ORCHARD BEACH, ME 04064

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 83-3095256. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

03/15/2020

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

AGENDA ITEM: #7283

Discussion with Action:

Re-appoint David Huntington as Election Warden and Warren “Todd” Bassett and Martha Conlan as Deputy Election Wardens, terms to expire September 29th, 2021.

Motioned by: Councilor Kenneth Blow

&

Seconded by: Councilor Jay Kelley

To Re-appoint David Huntington as Election Warden and Warren “Todd” Bassett and Martha Conlan as Deputy Election Wardens, terms to expire September 29th, 2021.

VOTE: Unanimous

AGENDA ITEM # 7284

Discussion with Action:

Order to Amend and Adopt a new Official Zoning Map per Section 78 457 of the Old Orchard Beach Zoning Ordinance and request the signature of the Chair of the Town Council to sign the updated Zoning Map, with the following information: On September 15th, 2020, by official action of the Town Council, the following change made in the Official Zoning Map: “Change a portion of the Industrial Zoning District to the Rural Zoning District, as shown on the Proposed Zoning Amendment Plan dated June 2020 prepared by BH2M, on a portion of a property located at Ross Road identified as Map/Block/Lot 105/2/7”, which entry shall be signed by the Chair of the Town Council and attested by the Town Clerk.

Background: *see attached memo concerning Ross Rd Zoning Map Amendment*

Motioned by: Councilor Jay Kelley

&

Seconded by: Councilor Michael Tousignant

Order to Amend and Adopt a new Official Zoning Map per Section 78 457 of the Old Orchard Beach Zoning Ordinance and request the signature of the Chair of the Town Council to sign the updated Zoning Map, with the following information: On September 15th, 2020, by official action of the Town Council, the following change made in the Official Zoning Map: “Change a portion of the Industrial Zoning District to the Rural Zoning District, as shown on the Proposed Zoning Amendment Plan dated June 2020 prepared by BH2M, on a portion of a property located at Ross Road identified as Map/Block/Lot 105/2/7”, which entry shall be signed by the Chair of the Town Council and attested by the Town Clerk.

VOTE: 3-0

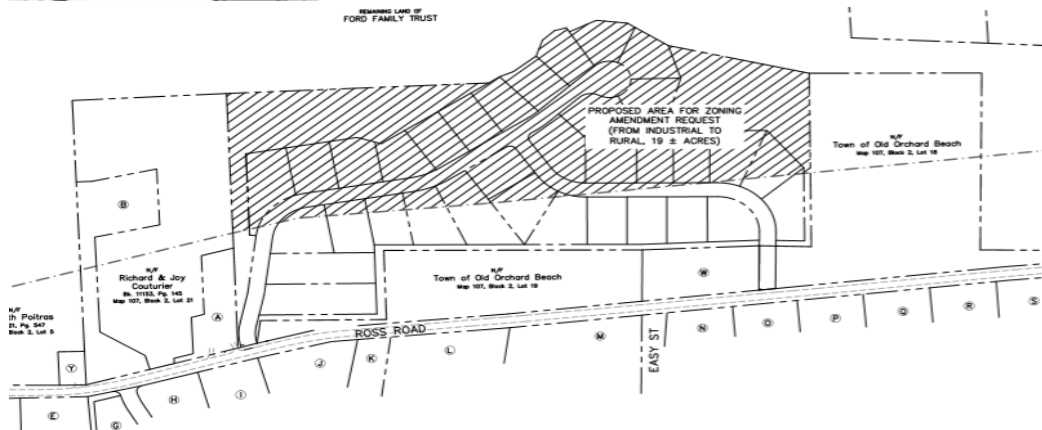
Councilor Blow Abstained

This proposal is requesting a change to the zoning map. The zoning map change proposes to extend the Rural District (RD) into a portion of the Industrial District (ID) for a lot located on Ross Rd, MBL: 105-2-7. Currently, the RD district extends into the lot approximately 400 linear feet from Ross Rd with the remainder of the lot zoned ID. This proposal is requesting the continuation of the RD so it follows the proposed 34-lot subdivision boundary lines. The remaining land in the ID will continue to be zoned ID.

On the zoning map excerpt below left, the area with dashed lines and dots is the portion of the ID proposing to change to RD. The subdivision map (center and right below) shows the proposed RD area extension as the darker black lines.



RENDERED LAND OF FORD FAMILY TRUST



Proposal Highlights:

Current Use

The 86-acre lot owned by the Ford Family Trust is currently vacant, undeveloped land. This proposal will change 19 out of the 86 acres from ID to RD. A portion of this land is used for a variety of recreational purposes and is part of what is known as the blueberry fields. Although there is town land nearby, the area associated with the zoning change (approx. 19 acres) is privately owned so its recreational use is not formally authorized. The primary uses directly abutting the 19 acres associated with the zoning district change include

undeveloped town owned, undeveloped privately-owned land, and a single-family.

Proposed Use

The applicant intends to create a 34-lot cluster subdivision for single-family residential use. The 19 acres associated with the zoning map amendment will include subdivision lots and open space. In addition to the 19 acres, the applicant intends to acquire an additional 25.5 acres all to be gifted to the Town.

Spot Zoning

The question of “Spot Zoning” is something the Planning Board considered. Spot zoning has been defined as the process of singling out a property for a use classification totally different from the surrounding area for the benefit of the property owner to the detriment of other owners. To determine whether a proposed amendment creates a spot zone, the following should be considered:

- **Size of area associated with the amendment. Is it just a small parcel, neighborhood, entire zoning district?**
- **Use classification and development of adjacent property;**
- **Relation of amendment to existing zoning patterns and objectives;**

- **History of the amendment;**
- **Benefits or detriments to the owner, adjacent owners, neighborhood, town;**
- **Is the proposed change pursuant to and consistent with the comp plan?**

Regarding this zoning change, the purpose is not to allow a permitted or conditional land use that currently is not allowed- residential land uses are allowed in both zoning districts and that will not change.

The primary purpose is to apply RD density standards which allows for a higher density (30,000 sq. ft./unit) when compared to the ID density (75,000 sq. ft./unit).

Comp Plan Consistency

Consistency with the adopted comprehensive plan is another matter the Planning Board considered. Zoning map amendments must be consistent with the currently adopted comprehensive plan.

The 1992 Future Land Use Plan Map (FLUPM) shows not only the 19 acres associated with the proposed change but the entire 86-acre lot within the Rural Zoning District. In fact, the FLUPM changes the ID to the Light Industrial District (L1) and has a significant reduction in land area compared to what is shown on the current zoning map. None of the L1 is located on the lot associated with the change. What this tells us is the zoning district as shown today was not changed to reflect the FLUPM which is why we continue to have the

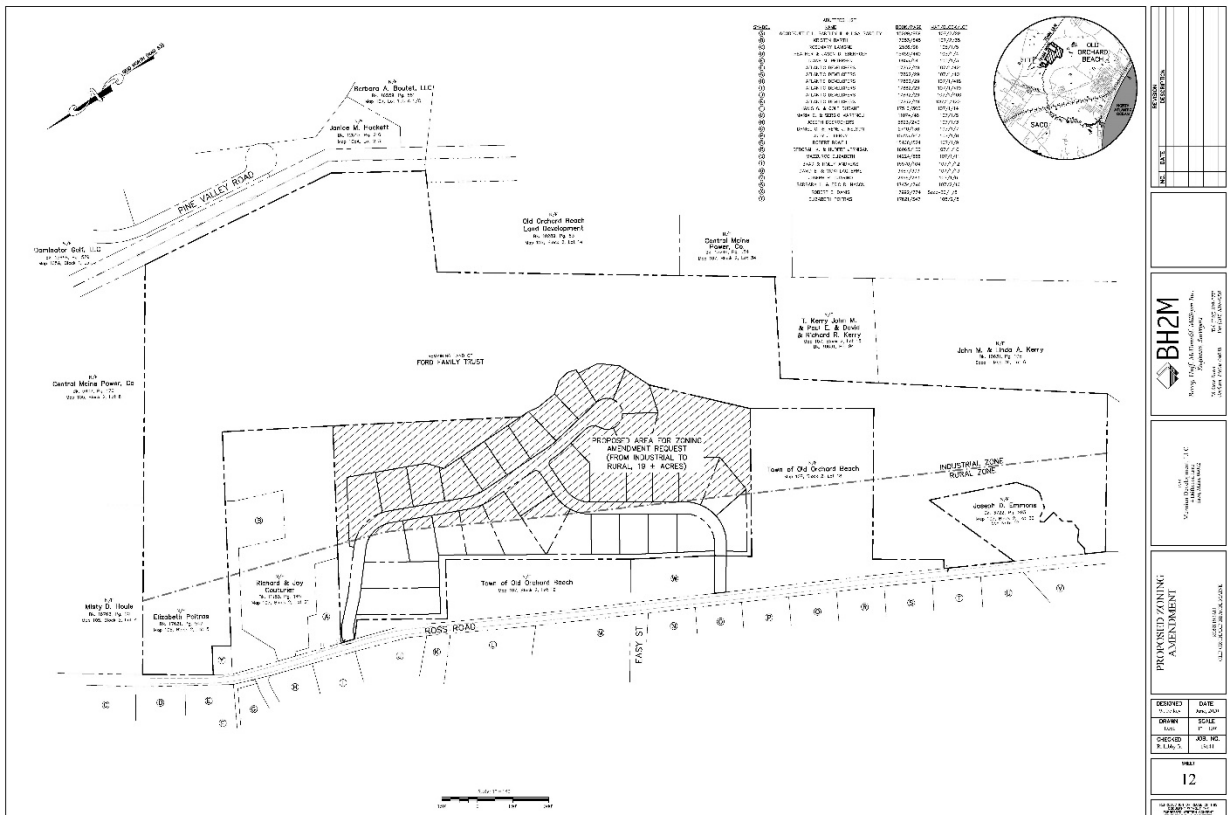
current district designation, ID, and not the zoning district, RD, as proposed by the comp plan. So, it could be argued the zoning district as currently shown is not in conformance with the adopted comp plan- the lot should be entirely in the RD. This proposal will actually make the zoning district consistent with the comp plan.

According to the Future Land Use Plan, the RD designation intent is to “preserve the open, rural character of OOB by encouraging agriculture and forestry uses and discouraging suburban-type residential development activity and assuring that any development that does occur is done in a manner which preserves the aesthetic rural character of the community” (V-3). A read of the above and thought about what could potential exist here (cluster subdivision), it’s natural to question how the development could meet this standard. But, further review of the RD in the Future Land Use Plan shows the recommended policies to preserve rural character include “clustered residential uses, creation of smaller lots for residential developments, and individual lots created as part of the development shall have their frontage on an internal road rather than on an existing Town road” (V-3, V-4). The proposed subdivision falls right in line with the policy to preserve rural character by creating smaller lots, clustering residential uses, creating lots with frontage on an internal road and not a Town road (Ross Rd in this case), and creating formal open space where it informally exists and has no open space protections.

Planning Board Action:

The Board considered this proposal for several months. Two primary issues were: 1. The Board wanted consideration of the subdivision to run on a parallel track as the zoning map amendment and 2. Concern with the property owners' letter of authorization which applied a condition that made it difficult for the PB to move forward. Both of these issues were resolved with submission of formal subdivision plan and revised letter of authorization which removed the condition.

At the July 2020 meeting, the Planning Board unanimously recommended the Council approve zoning map amendment.



AGENDA ITEM # 7285

Discussion with Action:

Amend the Town of Old Orchard Beach Code of Ordinances, Chapter 78, Article VII, Division 2 - Conditions, Section 78-1278, Solar Energy Systems.

Background: *see attached memo/information concerning Solar Energy Systems*

Discussion:

Town Manager Mead spoke to the amendment stating it provides a quality method to regulate medium to large solar panel facilities

Motioned by: Councilor Kenneth Blow

&

Seconded by: Councilor Jay Kelley

To Amend the Town of Old Orchard Beach Code of Ordinances, Chapter 78, Article VII, Division 2 - Conditions, Section 78-1278, Solar Energy Systems.

VOTE: Unanimous

CHAPTER 78 AMENDMENTS – SOLAR ENERGY SYSTEMS

Town Council Review (Aug, Sept 2020)

Ch. 78 (Zoning), Article VII (Conditional Uses)

Amendment to Chapter 78, Article VII, Division 2 -
Conditions, Section 78-1278 – Solar Energy Systems (new
language underlined):

Sec. 78-1278 – Solar Energy Systems

(1) Purpose

The purpose of these solar energy system regulations is to promote reduced dependence on nonrenewable energy sources, to design solar energy systems in a manner that minimizes impacts on adjacent properties and to promote systems that are visually compatible with the character of the areas in which they are located and that are not detrimental to public health, safety and welfare.

(2) Applicability

- a) The regulations in this Ordinance shall apply to all small, medium and large Solar Energy Systems modified or installed after the date of adoption of this ordinance.
- b) Any modification, upgrade or structural change that materially alters the size, placement or output of an existing Solar Energy System shall comply with this ordinance.
- c) All Solar Energy Systems shall be designed, erected and installed in accordance with all applicable local, state and federal codes, regulations and standards.

(3) Definitions

Supporting Documents for Agenda Item # 7285

As used in this section the terms listed below have meanings set forth below, whether or not such terms are otherwise defined elsewhere in this chapter. Terms not listed below have the same meanings as in section 78-1 of this chapter.

Solar Collector: A device, such as a solar PV cell or a solar thermal collector, that absorbs solar radiation from the sun and transforms it into electricity or heat.

Solar Energy System: Any active Solar Energy System which uses mechanical, physical, or chemical means to convert energy collected from sunlight into an alternative form of energy. Solar Energy Systems include photovoltaic cells, solar hot water heaters, etc.

Solar Energy System, Building-Integrated Photovoltaic (BIPV): Any Solar Energy System that consists of photovoltaic cells and/or panels which are fully integrated into the exterior structure of a building.

Solar Energy System, Building Mounted Photovoltaic: Any Solar Energy System that consists of photovoltaic cells and/or panels which are affixed to the exterior of a building (see definition of Solar Energy System, Roof Mounted).

Solar Energy System, Ground-Mounted: Any Solar Energy System that is structurally mounted to the ground and is not attached to a building; may be of any size (small-, medium, or large-scale).

Solar Energy System, Large-Scale: A Solar Energy System which occupies more than 30,000 square feet of surface area.

Solar Energy System, Medium-Scale: A Solar Energy System which occupies more than 2,000 square feet but less than 30,000 square feet of surface area.

Solar Energy System, Small-Scale: A Solar Energy System which occupies no more than 2,000 square feet of surface area.

Solar Energy System, Surface Area: The total square footage of the solar collector at maximum tilt to the vertical that occupies a given space or mounting surface, also referred to as the projected area of the array.

Solar Energy System, Photovoltaic (PV): A Solar Energy System that produces electricity by the use of semiconductor devices, called photovoltaic cells, which generate electricity when exposed to sunlight. A PV system may be roof-mounted, ground-mounted, or pole-mounted.

Solar Energy System, Roof Mounted: Any Solar Energy System that is mounted on the roof of a building or structure.

Solar Thermal System (Solar Hot Water or Solar Heating Systems): A Solar Energy System that directly heats water or other liquid, or air, using sunlight.

(4) Permitting

a) Solar Energy Systems or devices shall be installed or operated in Old Orchard Beach in compliance with this ordinance and other applicable local, state and federal regulations and codes.

b) Solar Energy Systems may be located within the town zoning districts in accordance with the following table:

Supporting Documents for Agenda Item # 7285

Zoning District	Small-Scale	Medium-Scale	Large-Scale
R1	Building permit	Conditional use in CO only	Conditional use in CO only
R2	Building permit	Conditional use in CO only	Conditional use in CO only
R3	Building permit	Conditional use	Conditional use
R4	Building permit	Conditional use	Conditional use in CO only
R5	Building permit	Not permitted	Not permitted
RBD	Building permit	Conditional use	Not permitted
DD1, DD2	Building permit	Conditional use	Not permitted
GB1	Building permit	Conditional use	Conditional use
GB2	Building permit	Conditional use	Not permitted
ID, RD	Building permit	Conditional use	Conditional use
BRD	Building permit	Conditional use	Not permitted
PMUD	Building permit	Conditional use	Conditional use

NCD1, 2, 3	Building permit	Not permitted	Not permitted
NCD4	Building permit	Conditional use	Not permitted
AO	Building permit	Conditional use	Not permitted
HO	Building permit	Conditional use	Not permitted
CO	Building permit	Conditional use	Conditional use
RP	Conditional use	Not permitted	Not permitted
RA	Conditional use	Conditional use	Not permitted
LC	Building permit	Conditional use	Not permitted
GD	Building permit	Conditional use	Not permitted
SP	Conditional use	Not permitted	Not permitted
PB	Not permitted	Not permitted	Not permitted

c) Solar Energy Systems requiring Conditional Use review shall obtain a building permit following Planning Board Conditional Use approval.

d) All Solar Energy Systems proposed in Downtown Districts 1 and 2 and Historic Overlay Districts require a Certificate of Appropriateness from the Design Review

Committee before receiving a building permit from the Code Enforcement Officer.

5) Dimensional Requirements

Supporting Documents for Agenda Item # 7285

a) Height

- 1) Building-integrated photovoltaic systems and roof-mounted Solar Energy Systems shall not exceed the maximum allowed building height or peak of the roof, whichever is greater, in the district they are proposed to be located. Regarding non-residential uses, roof-mounted Solar Energy Systems shall be considered comparable to a building appurtenance and, for purposes of height measurement, shall be consistent with other building-mounted mechanical devices or similar building appurtenances as determined by the Code Enforcement Officer or Planning Board.**
- 2) Small-scale ground-mounted Solar Energy Systems in all residential districts specified in Section 78-456 of this chapter shall not exceed twelve (12) feet in height when oriented at minimum tilt to the vertical.**
- 3) Ground-mounted Solar Energy Systems in all other zoning districts shall conform to the building/structure height requirements of the zoning district(s) in which they are allowed in.**

b) Setbacks

- 1) All ground-mounted Solar Energy Systems shall be regulated by the principal structures setback requirements of the zoning district(s) in which they are allowed in.**

2.)Ground-mounted Solar Energy Systems shall not be located in front yards in residential districts specified

Supporting Documents for Agenda Item # 7285

in Section 78-456 of this chapter unless they are sited at least fifty (50) feet from the front property line(s).

c) Lot Coverage/Calculating Small, Medium or Large Solar Energy Systems Surface Area

1) Lot coverage and surface area square footage (or solar collector coverage/horizontal projected area) shall be calculated by measuring the total surface area of the solar collector at maxim tilt to the vertical that occupies a given space or mounting surface.

2) All ground-mounted Solar Energy Systems lot coverage shall be regulated by the maximum building coverage percentage requirements of the zoning district(s) in which they are allowed in except for the following:

- (i) Industrial District: 85%**
- (ii) Rural District: 60%**
- (iii) Planned Mixed Use Development: 60%**
- (iv) Beachfront Resort District: 60%**
- (v) Residential Beachfront District: 60%**
- (vi) Stream Protection: 20%**
- (vii)Resource Protection: 20%**

6) Additional standards for building integrated, building-mounted photovoltaic, roof-mounted and small-scale ground-mounted Solar Energy Systems

- a) **All wiring must comply with the National Electrical Code, most recent edition, as amended and adopted by the town of Old Orchard Beach.**
- b) **Before operation, electrical connections must be inspected by the Code Enforcement Officer or their designee.**
- c) **Any connection to the public utility grid must be inspected by the appropriate public utility unless waived by the public utility.**
- d) **Roof-mounted and building-mounted solar collectors shall meet all applicable fire safety and building code standards.**
- e) **If a Solar Energy System ceases to perform its originally intended function for more than twelve (12) consecutive months, the property owner shall remove the System and associated equipment within 90-days after the end of the twelve (12) month period.**
- f) **Each Solar Energy System and associated equipment shall be maintained as necessary to ensure that it is operating safely and as designed over its useful lifetime.**

7) Additional Standards for Medium- and Large-Scale Ground-Mounted Solar Energy Systems

In addition to the standards above, medium- and large-scale ground-mounted Solar Energy systems shall comply with the following:

- a) Utility Connections – Reasonable efforts, as determined by the Planning Board, shall be made to place all utility connections from the solar photovoltaic installation underground, depending on appropriate soil conditions, shape, and topography of the site and any utility requirements of the utility provider.
- b) Safety – The Solar Energy System owner shall provide a copy of the conditional use application to the Fire Chief for their comment. All means of shutting down the Solar Energy System shall be clearly marked on the plan.
- c) Visual Impact – Reasonable efforts, as determined by the Planning Board, shall be made to minimize visual impacts by preserving natural vegetation, screening abutting properties, and protecting scenic resources. Support structures for ground-mounted solar facilities shall, to the extent reasonably feasible, use materials, colors and textures that complement the site context.
- d) Glare – Solar panel placement shall be prioritized to negate any solar glare onto nearby properties, public gathering places or roadways without unduly impacting the functionality or efficiency of the Solar Energy System.
- e) Natural Resources – Reasonable efforts, as determined by the Planning Board, shall be made to protect wetlands, watersheds, working agriculture lands, surface waters, slopes greater than twenty percent (20%), as well as Undeveloped Habitat Blocks, High Value Plant and Animal Habitats and Focus areas of Ecological Significance as mapped by the Maine Department of Inland Fisheries and Wildlife’s Beginning with Habitat Program.

- f) **Wildlife Corridors – To enhance and protect wildlife habitat connectivity, reasonable efforts, as determined by the Planning Board, shall be made to preserve and create wildlife corridors through and around Solar Energy System projects.**

- g) **Operations and Maintenance Plan – The project applicant shall include an operation and maintenance plan, which shall include measures for maintaining safe access to the installation as well as other general procedures for operational maintenance of the installation.**

- h) **Signage – Signs identifying the owner or operator and a 24-hour emergency contact phone number shall be placed on the Solar Energy Systems facility. All other signage shall comply with all applicable standards in this Chapter.**

- i) **Emergency Services – The owner or operator of a Solar Energy System shall provide a copy of the as-built plan and electrical schematic to the Fire Chief. Upon request the owner or operator shall cooperate with the Fire Chief in developing an emergency response plan. All means of shutting down the system shall be marked on the plan. The owner or operator shall identify a person responsible for public inquires throughout the life of the installation. Site access shall be maintained to a level acceptable to the Fire Chief.**

- j) **Installation Conditions – The owner or operator of the Solar Energy System shall maintain the facility in good condition. Maintenance shall include painting, structural repairs, access road repairs and maintenance, groundskeeping, and integrity of security measures.**

k) Removal – Any Solar Energy System which has reached the end of its useful life or has been abandoned shall be removed. The owner or operator shall physically remove the installation no more than one (1) year after the date of discontinued operations. The owner or operator shall notify the Code Enforcement Officer by mail of the proposed date of discontinued operations and plans for removal and decommissioning. Decommissioning shall consist of:

- 1) Physical removal of all Solar Energy Systems, structures, equipment, security barriers, and transmission lines from the site.**
- 2) Disposal of all solid and hazardous waste in accordance with local, state, and federal rules and regulations.**
- 3) Stabilization or re-vegetation of the site as necessary to minimize erosion.**

l) Abandonment

- 1) Absent notice of proposed date of decommissioning or written notice of extenuating circumstances, a Solar Energy System shall be considered abandoned when it fails to generate electricity for more than one (1) year without having first obtained the written consent of the Code Enforcement Officer. Determination of abandonment shall be made by the Code Enforcement Officer.**
- 2) If the owner or operator of the Solar Energy System fails to remove the installation in accordance with the requirements of this section within one (1) year of abandonment or the proposed date of decommissioning, the Town retains the right to use any and all legal or available means necessary to**

cause an abandoned, hazardous, or decommissioned Solar Energy System to be removed.

- m) **Performance Guarantee - At the time of approval, the applicant for a new medium or large-scale Solar Energy System shall submit to the Town a performance guarantee in the amount of 150% of the estimated demolition and removal cost of the System. The owner may apply to the Planning Board for release of the guarantee at such time that it or its assigns remove the System and associated abandoned structures, and such completed removal is found to be satisfactory by the Town. The performance guarantee shall automatically renew after the expiration date.**

AGENDA ITEM # 7286

Discussion with Action:

Amend the Code of Ordinances, designating Fern Avenue one-way entering from First Street to Washington Avenue in the westerly direction and designating West Old Orchard Avenue one-way entering from Washington Avenue to First Street in the easterly direction.

Background:

Fern Avenue. **Fern Avenue is designated as “one way”. Vehicles shall be allowed to enter First Street to Washington Avenue and proceed in an westerly direction.** There shall be no parking on the right side (facing the ocean) of Fern Avenue. *West Old Orchard Avenue.* **West Old Orchard Avenue is designated as “one way”. Vehicles shall be allowed to enter Washington Avenue to First Street and proceed in an easterly direction.** There shall be no parking on the left side (facing the ocean) of West Old Orchard Avenue.

Motioned by: Councilor Jay Kelley

&

Seconded by: Councilor Michael Tousignant

To Amend the Code of Ordinances, designating Fern Avenue one-way entering from First Street to Washington Avenue in the westerly direction and designating West Old Orchard Avenue one-way entering from Washington Avenue to First Street in the easterly direction.

Discussion:

Town Manager would like the council to consider to amend the effectiveness of the one way designation until construction is substantially complete.

Motioned by: Councilor Michael Tousignant

&

Seconded by: Councilor Jay Kelley

VOTE: 4-0 amendment // 4-0 amendment as read

AGENDA ITEM #7287

Discussion with Action:

Set the date of October 6th, 2020 to hold the public hearing for Question 2, that will appear on the ballot for the November 3rd, 2020 election: Shall the Town Council adopt an ordinance allowing the sale of adult use marijuana and the issuance of a limited number of licenses allowing adult use marijuana retail stores to operate?

Background:

At the September 1 meeting the Town Council voted to place on the November 3 ballot a referendum asking voters if they support adopting an ordinance to allow the sale of adult use marijuana. If voters approve the measure the Town Council would, after holding one or more public hearings, be required to adopt an ordinance regulating such sales, including in what zoning districts it would be allowed and the number of licenses that would be issued for such sales.

Motioned by: Councilor Michael Tousignant

&

Seconded by: Councilor Jay Kelley

To Set the date of October 6th, 2020 to hold the public hearing for Question 2, that will appear on the ballot for the November 3rd, 2020 election: Shall the Town Council adopt an ordinance allowing the sale of adult use marijuana and the issuance of a limited number of licenses allowing adult use marijuana retail stores to operate?

VOTE: Unanimous

AGENDA ITEM # 7288

Discussion with Action:

Approve the Special Event Permit application for the Chamber of Commerce to hold their annual Car Show on Friday, September 17th and Saturday, September 18th, 2021. Set-up Friday at 10 a.m. Event Friday from noon to 8 p.m., closing Old Orchard Street, the Square, and First St (from Staples to Heath). On Saturday, request to use Memorial Park from 6 a.m. to 5 p.m., take down by 7 p.m., request to close First St (Staples St to Heath St) and to use the Milliken Street parking lot. Request for a banner to be hung in the Gazebo in Memorial Park and in the Square two weeks prior to event. Tents/canopies with BBQ grills, fryers, or other cooking appliances should have a portable fire extinguisher available during operation. 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.

Background: *see attached permit*

Motioned by: Councilor Kenneth Blow

&

Seconded by: Councilor Jay Kelley

To Approve the Special Event Permit application for the Chamber of Commerce to hold their annual Car Show on Friday, September 17th and Saturday, September 18th, 2021. Set-up Friday at 10 a.m. Event Friday from noon to 8 p.m., closing Old Orchard Street, the Square, and First St (from Staples to Heath). On Saturday, request to use Memorial Park from 6 a.m. to 5 p.m., take down by 7 p.m., request to close First St (Staples St to Heath St) and to use the Milliken Street parking lot. Request for a banner to be hung in the Gazebo in Memorial Park and in the Square two weeks prior to event. Tents/canopies with BBQ grills, fryers, or other cooking appliances should have a portable fire extinguisher available during operation. 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.

VOTE: 4-0

Will you be using staging? _____ YES NO

If yes, the following items will be used at the event (Please mark all that apply):

- Amplified Music Bleacher(s) Dance Floor(s) Live Entertainment
 Loud Speaker(s) Microphone(s) Stadium(s) Stage(s)

Other: GAZEBO IN VETERANS MEMORIAL PARK, FOR AWARDS CEREMONY ~ 2:30 - 3:00 PM SAT 9/18

Note: If any of the above items will be used, please indicate their location on your attached Site Plan/Map. Use of the above items may require the Event Organizer to meet ADA regulations.

3. Chairperson and/or responsible party for the event, if other than above:
 (Include information how this person may be contacted at any time during the event).

Name KIM HOWARD Work Phone 207 934-2500
 Address 11 FIRST ST. OOB ME 04064
 City State Zip
 Cell phone () _____ Fax () 207-934-4994
 E-mail KIMHO@OLDORCHARDBEACHMAINE.COM

4. SET-UP Date for Event 9/17/2021 Day of Week FRI from 10:00AM to ~8:00 PM
 Date of Event 9/17/2021 Day of Week FRI from NOON to ~8:00 PM
 Date of Event 9/18/2021 Day of Week SAT from 6:00AM to ~5:00 PM
 Date of Event _____ Day of Week _____ from _____ to _____
 Date of Event _____ Day of Week _____ from _____ to _____
 TAKE-DOWN date 9/18/2021 Day of Week SAT from 5:00PM to 7:00PM

RAIN DATE(s) NONE - RAIN OR SHINE Times _____
 (if rain date listed, insurance must list rain date)

5. Location of the Event Fri: Old Orchard St; Town Square, Imperial, Milliken + First Streets; Sat: Memorial Park, Milliken St.
 (if applicable, a map or diagram showing the area to be used, or parade route)

6. The estimated number of participants in the event
 _____ 0-150; 150-500; _____ 500-1000; _____ 1,000+
 (Typ. ~ 300-400)

13. Has this event been held previously in Old Orchard Beach?

YES (if yes, please list dates): 26 YEARS
 NO

14. What is the applicant doing to ensure the event will not endanger the public safety or disturb the peace? Describe your plans for security at your event, including crowd control (attach additional sheets if necessary). Security plan will need final approval by the Old Orchard Beach Police Department and they have final say in appropriate number and type of security personnel required. Must include at least one Old Orchard Beach Police Officer, if security is required. Costs associated with security are the sole responsibility of the event organizer.

Please describe your security plan (including your plans for controlling ingress/egress of all persons, vehicles, equipment, and Emergency Medical Services) :

Fence & Barricades around Park Entrances & on First St.; Manned by Volunteer staff
Additional Uniformed presence provided by: Off-Duty Police Officers; Private Security;
 Volunteers

Times: _____ How many? _____

If you have already made contact with someone about security, provide the contact name and number:

Name: _____ Phone Number: _____

Please list any items that will be left overnight. If equipment will be left on-site overnight, provide details for personal property safety and security of site: (Note that the event organizer is solely responsible for items left on the property. The Town assumes no responsibility for items of personal property at the location at any time)

N/A

Is any other public works assistance needed? VET. MEMORIAL PARK "WALK THROUGH"
APPROX. 2 WEEKS PRIOR TO EVENT TO UPDATE SITE MAP FOR
PLACEMENT OF CARS
If using First Street or Memorial Park Parking Lot, has the applicant reserved two spaces for Amtrak Parking? _____.

16. Will there be any use of fire (i.e. tiki torches, grills, barbecues, bonfires, etc?) For Bonfires, the pit/bonfire must be pre-approved for use by the Fire Department; the wood to be burned has no paint or nails; the portable pit or bonfire can be removed or filled in after the event leaving no residue or noticeable impact; a small water extinguisher and shovel are present; at least one adult be assigned to "keep fire watch" at all times. Note a burn permit must also be obtained from the Fire Department for the date specified on the date of the event. The Fire Department will issue a permit based on class day as listed by the Maine Forest Service. Permission may be refused or revoked if the Maine State Forestry Commission (governing body) declares a "Red Flag" day on which NO open fires may be allowed in our zone. A \$100 **cash** deposit is required for all fires to be returned to the applicant if the area is cleaned to the satisfaction of the public works department and/or fire department.
 YES NO

If yes, explain: GRILLS FOR COOKING - FOOD TENT(S)

17. Describe your plans for all signage and/or decorations for the event. Please include type of signage to be used, and description of verbiage being posted on signage.

DIRECTIONAL SIGNS, SPONSORSHIP BANNERS, CAR
CLASS SIGNS, VENDOR IDENTIFICATION, EVENT LAWN SIGNS

Will this event be posting a banner on public property? YES NO THROUGHOUT TOWN WITHIN 30 DAYS PRIOR TO EVENT DATE.

If yes, please list requested dates, dimensions of banner, wording on banner, and location (no more than two weeks prior to the event):

BANNERS @ GAZEBO, CAR SHOW SIGN IN FRONT OF SACO BIDDERSFORD
SAVINGS (PORTLAND AVE), LARGE BANNER IN TOWN SQUARE
APPROX. 2 WEEKS PRIOR TO EVENT

18. Alcohol is not allowed on public property, except as outlined in the liquor license for the Ballpark. If this is a Ballpark event, will there be alcohol available for consumption? Note, if alcohol is being served, the Town requires additional Liquor Liability Insurance (minimum \$2,000,000, listing Town of Old Orchard Beach as additionally insured): YES NO

SPECIAL EVENT PERMIT AGREEMENT

I, KIM HOWARD on behalf of OLD ORCHARD BEACH CHAMBER OF COMMERCE
(Print Applicant Contact Name) (Print Organization/Group Name)

Agree to abide by the following Special Event requirements:

- 1. All pre-event determined fees shall be paid at least two weeks prior to the event. I agree to pay any costs determined after the event immediately upon receipt of invoice.
- 2. Certificate of Insurance and Additional Insured Endorsement page must be provided to the Town Clerk's Office at least 30 days prior to the event date. The Town of Old Orchard Beach MUST be listed as an Additional Name Insured with the proper endorsement included. KH (initial)
- 3. To develop a comprehensive security plan in conjunction with the Old Orchard Beach Police Department.
- 4. Town property shall not be removed from the premises including but not limited to benches, trashcans, tables, chairs, fencing, signs, etc.
- 5. Premises will be left in as good a condition as received except for reasonable wear and tear. All trash will be disposed of properly within 12 hours of the end of the event. I accept responsibility for any damages that might occur during the period of use.
- 6. To comply will all laws, rules, and regulations of the federal, state, and Town governments governing operations and conduct on Town property.
- 7. This permit agreement may be terminated by the Town of Old Orchard Beach at any time upon finding a violation of any rule, ordinance, and/or condition of the permit or upon good cause shown.
- 8. For myself and any other persons, organizations, firms and corporations sponsoring the event, which is the subject of this permit application, jointly and severally, hereby contract and agree to pay all costs of services provided by the Town of Old Orchard Beach, in support of said event.
- 9. For myself and any other persons, organizations, firms, and corporations sponsoring the event which is the subject of this permit application, jointly and severally, hereby contract and agree to indemnify, defend and hold harmless the Town of Old Orchard beach, its officers and employees, against all claims, loss or liability from any claim or suit arising or alleged to have arisen from any act or omission of said applicant, its agents, invitees or other sponsor in connection with said event.

- 10. The facility/area is provided in an "as is" condition. The event organization assumes all responsibility for the security and safety of all participants and spectators of the event.
- 11. I understand that the Town of Old Orchard Beach has no responsibility for equipment and/or items of personal property at the location at any time.
- 12. Any misrepresentation or deviation from the final permit conditions will result in immediate revocation of the permit and halting of the event.
- 13. Events are considered rain/shine. Refunds are not issued if the event does not occur.
- 14. The permit does not authorize alcohol on any public property, including, but not limited to the beach, Memorial Park, streets and sidewalks.
- 15. Consumer Fireworks are illegal in Old Orchard Beach.

I have read and understand the Special Events Permit Agreement terms and conditions and I agree to be bound by said terms and conditions. I certify that the information I provided is accurate to the best of my knowledge.

Signature: K. Howard Date: 9/1/2020
(authorized representative)

Print name: KIM HOWARD

Print Organization Name (if applicable): OLD ORCHARD BEACH CHAMBER OF COMMERCE

AGENDA ITEM # 7289

Discussion with Action:

To approve the purchase of two (2) Hydraulic Sander from Viking Cives Corp, in the amount of \$17,700 from account number-50002-50551 CIP Public Works Operating Equipment Expense with a balance of \$49,853.09.

Background: *see attached documentation*

Motioned by: Councilor Kenneth Blow

&

Seconded by: Councilor

To approve the purchase of two (2) Hydraulic Sander from Viking Cives Corp, in the amount of \$17,700 from account number-50002-50551 CIP Public Works Operating Equipment Expense with a balance of \$49,853.09.

Vote: 4-0



Gives Corporation, dba
 Viking Cives (USA)
 2085 Lisbon Road
 Lewiston, Me. 04220
 Phone: (207) 624-1928
 Fax: (207) 783-9700
 tireland@vikingcives.com

QUOTATION

Quote ID:
 Page 1 of 2

Customer: Town of Old Orchard
Contact: Joe Cooper
Address:

Quote Number: 7047
Quote Date: 1/23/2020
Quote valid until: 2/23/2020
For:
Terms: Net 30 days
Salesperson: Tim Ireland
FOB: Lewiston, Maine

Phone:
Fax:
Attn:

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Convert (1) Swenson Electric Sanders to Hydraulic. Auger Motor, Sprockets, shaft, Gear Box, Bearing, Hoses, Cirus EZ Spread Sander Control, Hydraulic Blue Block, Chute Weldment, Labor to Install.		
Quote Total:			\$8,850.00
Tax :			
Total Due:			\$8,850.00

The following options may be added:

QUANTITY	DESCRIPTION	PRICE EACH	AMOUNT

Customer must fill out the information below before the order can be processed...

Accepted by:	
Date:	
P.O. number:	

The price and terms on this quotation are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. All quotations and agreements are contingent upon strikes, accidents, fires, availability of material and all other causes beyond our control. Prices are based on costs and conditions existing on date of quotation and are subject to change by the Seller before final acceptance.

♦ Typographical and stenographic errors subject to corrections. Purchaser agrees to accept either overage or shortage not in excess of ten percent to be charged pro-rata. Purchaser assumes liability for patent and copyright infringement when goods are made to Purchaser's specifications. When quotation specifies material to be furnished by the purchaser, ample allowance must be made for reasonable spoilage and material must be of suitable quality to facilitate efficient production.



Please remit payment to
 HP Fairfield LLC
 Lockbox: PO Box 277213
 Atlanta GA 30384-7213
 Phone [number] Fax [number]

Estimate

DATE: 9/8/2020
 INVOICE #

Bill To:
 Name Dennis Nason
 Company Name Old Orchard Beach
 Street Address
 City, ST ZIP ME
 Phone

Item Number	DESCRIPTION	QTY	Unit Price	AMOUNT
04045-439-00	Pin, Master	2	\$ 5.52	\$ 11.04
118290	Motor, Hydraulic with sensor	1	\$ 872.00	\$ 872.00
267.5238095	Gearbox, 25:1	1	\$ 1,180.31	\$ 1,180.31
00118-046-00	Plate Bearing SS	1	\$ 69.13	\$ 69.13
00118-047-00	Plate, Gearbox SS	1	\$ 75.24	\$ 75.24
06022-003-00	Sprocket, Drive	2	\$ 93.94	\$ 187.88
04031-004-00	Key, 3/8" X 2"	2	\$ 3.50	\$ 7.00
04080-047-00	Bearing, 1-1/2"	1	\$ 34.74	\$ 34.74
04003-033-03	Bolt, 3/8" X 1" CA SS	4	\$ 3.49	\$ 13.96
04003-804-08	Locknut, 3/8" SS	4	\$ 3.20	\$ 12.80
04003-804-07	Locknut, 1/2" SS	8	\$ 3.00	\$ 24.00
04003-034-06	Bolt, 1/2" x 1-1/2" CA SS	4	\$ 3.49	\$ 13.96
04003-005-17	Bolt, 1/2" X 1" HH SS	4	\$ 3.29	\$ 13.16
04004-001-16	Lockwasher, 1/2" SS	4	\$ 2.89	\$ 11.56
04101-035-00	Motor, Hydraulic	1	\$ 303.30	\$ 303.30
06018-000-00	Y Spinner disk	1	\$ 311.89	\$ 311.89
04003-002-26	Bolt, 5/16" x 1-1/4" HH SS	1	\$ 2.99	\$ 2.99
04004-001-20	Lockwasher, 5/16" SS	1	\$ 2.09	\$ 2.09
DJCP	Rexroth CS500 lite system	1	\$ 5,844.29	\$ 5,844.29
CM Controller	Custom Mount for CS550	1	\$ 200.00	\$ 200.00
lsv1-6t-nh	Shuttle Valve	1	\$ 31.95	\$ 31.95
Shop Supplies	Hydraulic hoses and fittings	1	\$ 200.00	\$ 200.00
Labor	Convert Swenson Sander from electric drive to hydraulic drive. Add a LS Rexroth CS550 into the cab tied in with existing hydraulics. Per 1 sander and truck.	20	\$ 100.00	\$ 2,000.00
				\$ -

The above is an estimate based on your request and does not include any additional parts or labor which may be required after the work has been started. Worn or damaged parts may be discovered because of this the prices are not gauranteed.

TOTAL \$ 11,423.29

THANK YOU FOR YOUR BUSINESS!

Authorization for repair

Sign: _____ Print: _____ Date: _____



Please remit payment to
 HP Fairfield LLC
 Lockbox: PO Box 277213
 Atlanta GA 30384-7213
 Phone [number] Fax [number]

Estimate

DATE: 9/8/2020
 INVOICE #

Bill To:
 Name Dennis Nason
 Company Name Old Orchard Beach
 Street Address
 City, ST ZIP ME
 Phone

Item Number	DESCRIPTION	QTY	Unit Price	AMOUNT
04045-439-00	Pin, Master	2	\$ 5.52	\$ 11.04
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00118-046-00	Plate Bearing SS	1	\$ 69.13	\$ 69.13
00118-047-00	Plate, Gearbox SS	1	\$ 75.24	\$ 75.24
06022-003-00	Sprocket, Drive	2	\$ 93.94	\$ 187.88
04031-004-00	Key, 3/8" X 2"	2	\$ 3.50	\$ 7.00
04080-047-00	Bearing, 1-1/2"	1	\$ 34.74	\$ 34.74
04003-033-03	Bolt, 3/8" X 1" CA SS	4	\$ 3.49	\$ 13.96
04003-804-08	Locknut, 3/8" SS	4	\$ 3.20	\$ 12.80
04003-804-07	Locknut, 1/2" SS	8	\$ 3.00	\$ 24.00
04003-034-06	Bolt, 1/2" x 1-1/2" CA SS	4	\$ 3.49	\$ 13.96
04003-005-17	Bolt, 1/2" X 1" HH SS	4	\$ 3.29	\$ 13.16
04004-001-16	Lockwasher, 1/2" SS	4	\$ 2.89	\$ 11.56
04101-035-00	Motor, Hydraulic	1	\$ 303.30	\$ 303.30
06018-000-00	Y Spinner disk	1	\$ 311.89	\$ 311.89
04003-002-26	Bolt, 5/16" x 1-1/4" HH SS	1	\$ 2.99	\$ 2.99
04004-001-20	Lockwasher, 5/16" SS	1	\$ 2.09	\$ 2.09
DJCP	Dickey John System	1	\$ 4,566.43	\$ 4,566.43
CM Controller	Custom Mount for DJ	1	\$ 200.00	\$ 200.00
lsv1-6t-nh	Shuttle Valve	1	\$ 31.95	\$ 31.95
Shop Supplies	Hydraulic hoses and fittings	1	\$ 200.00	\$ 200.00
Labor	Convert Swenson Sander from electric drive to hydraulic drive. Add a LS Dickey John into the cab tied in with existing hydraulics. Per 1 sander and	20	\$ 100.00	\$ 2,000.00
				\$ -

The above is an estimate based on your request and does not include any additional parts or labor which may be required after the work has been started. Worn or damaged parts may be discovered because of this the prices are not gauranteed.

TOTAL \$ 10,145.43

THANK YOU FOR YOUR BUSINESS!

Authorization for repair

Sign: _____ Print: _____ Date: _____

AGENDA ITEM # 7290

Discussion with Action:

Accept the quote from AAA Police Supply for the purchase of ammunition and Simmunition cartridges for firearms training, in the amount of, \$17,948.00 from operational supplies account number 20131-50501, with a balance of \$48,214.50.

Background:

This item was discussed and approved during the 2020-2021 budget discussions. For further background see attached documentation.

Motioned by: Councilor Kenneth Blow

&

Seconded by: Councilor Jay Kelley

Accept the quote from AAA Police Supply for the purchase of ammunition and Simmunition cartridges for firearms training, in the amount of, \$17,948.00 from operational supplies account number 20131-50501, with a balance of \$48,214.50.

Vote: 4-0

Town of Old Orchard Beach, Maine



Police Department
16 E Emerson Cummings Blvd.
Old Orchard Beach, Maine 04064

Dana Kelley - Chief Of Police
Elise Chard - Captain
David Hemingway - Captain

Tel: (207) 934-4911 Fax (207) 937-5899

Ammo Requirements 2020 AAA Police Supply

#AE40R3 40 S&W 165 FMJ 1k/case 30 cases (30,000 rounds) = \$8,070.00
#53692 40 S&W 180 Gold Dot Hollow Point 1k/case 4 cases (4,000 rounds) = \$1,432.00
#AE9N1 9mm 124 TMJ Reduced Lead 1,000/case 1 case (1,000 rounds) = \$235.00
#GM308M .308 168 Gold Medal Match 200/case 5 cases (1,000 rounds) = \$780.00
#AE223AF .223 55 FMJ (Stripper Clips) 900/case 8 cases (7,200 rounds) = \$2,384.00
#T223T .223 55 Nosler Ballistic Tip 500/case 2 cases (1,000 Rounds) = \$666.00
#LE12700 12 GA Full Power 9 Pellet 00 Buck Shot 250/case 5 cases (1,250 rounds) = \$595.00
#LE127RS 12 GA Full Power TruBall Rifled Slug 250/case 6 cases (1,500 rounds) = \$894.00
#TGL129 12 GA #9 Bird Shot 1 1/8 oz 250/case 6 cases (1,500 rounds) = \$534.00
#SIMUNITION FX 9mm Marking 500/case 4 cases (2,000 rounds) = \$1,028.00
#SIMUNITION FX .38 Marking 500/case 1 case (500 rounds) = \$320.00
#SIMUNITION FX 5.56 Marking 500/case 1 cases (500 rounds) = \$330.00
#IALEFI-QPMA(CS) Targets 200/box 4 boxes (800 targets) = \$680.00

Total: \$17,948.00
Free Shipping

Joshua Robbins

To: David Hemingway
Subject: Ammunition
Attachments: FW_ Ammo Order (Windham Weaponry response).pdf; AAAAmmoRFQ2020.docx

Captain,

In looking for comparative quotes to our usual vendor (AAA Police Supply), it has become apparent that ammunition is in short supply. I have tried the usual websites I go to for comparative pricing such as Lucky Gunner, Nachez Shooter's Supply, etc. What I have found is that they are backordered with no re-supply date on most of the items we require. Officer Watson reached out to Windham Indoor Shooting Range and they gave a similar account. Their reply to him is attached.

I inquired with AAA Police Supply, whose prices, by the way, are the best I ever see in the process of ammunition procurement. They replied that they are able to provide all of our needs at the same prices as last year, with one exception. The only item that is different is that the .223 practice rifle rounds will be supplied on stripper clips, which is fine.

With all this in mind I have attached the order I would like to place with AAA. I do believe that time is of the essence. In the political climate surrounding law enforcement these days, I think it likely that many departments will over purchase and drive down the available ammunition inventory.

Please let me know if I can provide anything further.

Joshua

Corporal Joshua Robbins
Old Orchard Beach Police Department

16 E. Emerson Cummings Blvd.
Old Orchard Beach, ME 04064
jrobbins@oobmaine.com
(207) 937-5843 (o)
(207) 937-5899 (f)

From: [Will Watson](#)
To: [David Hemingway](#)
Cc: [Joshua Robbins](#)
Subject: FW: Ammo Order (Windham Weaponry response)
Date: Thursday, August 13, 2020 8:52:14 AM
Attachments: [image002.png](#)

From: Bob Caron [mailto:bcaron@windhamindoorshootingrange.com]
Sent: Saturday, August 8, 2020 3:00 PM
To: Will Watson <wwatson@oobmaine.com>
Subject: Ammo Order

EXTERNAL: This e-mail originated from outside of the Town of Old Orchard Beach E-mail System. Do not click links or open attachments unless you recognize the sender address and know the content is safe.

Good Afternoon Will,

I have received your letter this morning outlining the ammunition that the department is looking for this next year's cycle.

Unfortunately I am unable to give you any price bids on this ammunition for two reasons: First it is very hard to find any ammo right now especially in the case quantities that you have outlined on your sheet and no distributor has that many cases in stock as it is all allocated now adays. With that being stated, the cost of ammo is also starting to rise across the board and so the current prices listed might not be the same price being paid when that ammo comes back in stock to purchase.

I am sorry, but please feel free to reach out to me if you have any questions.

Be Safe!

Bob Caron

General Manager
Windham Indoor Shooting Range
Office: (207) 892-0274
FAX: (207) 893-8380

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www.windhamweaponry.com

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AGENDA ITEM # 7291

Discussion with Action:

Approve the Contract with Loading Docks, Inc. for installation of a motor, drive chain and safety features for a fence gate in the rear parking lot in the amount of \$6, 808.00, from account number 52002 – 50813 Fire Department CIP – Facilities Improvement Expense Account with a balance of \$41,411.00.

Background: *see attached documentation*

Motioned by: Councilor Jay Kelley

&

Seconded by: Councilor Kenneth Blow

To Approve the Contract with Loading Docks, Inc. for installation of a motor, drive chain and safety features for a fence gate in the rear parking lot in the amount of \$6, 808.00, from account number 52002 – 50813 Fire Department CIP – Facilities Improvement Expense Account with a balance of \$41,411.00.

Vote: 3-0

Councilor Michael Tousignant

PURCHASE ORDER REQUEST FORM

Date: 9-10-2020 Department: FIRE DEPARTMENT

Vendor #: 12062 (is vendor active in Munis? If not a vendor packet needs to be completed prior to requesting PO)

Vendor Name: LOADING DOCK EQUIPMENT

Account (Org/Obj): 52002-50813

Current Account Balance: \$ \$41,411.00

Amount Requested: \$ 6,808.00

- Copies of quotes if required, are they attached? Yes No
- Copies of bids if required, are they attached? Yes No
- Items to purchase \$5000 and over approved by Council? Yes No
 - Agenda Item # _____
 - Date approved _____

General Description: 12' FENCE GATE MOTOR

Estimate, Quote or Itemized list included (enter items on attached table): Yes No

- Quantity
- Cost for each
- Description of item
- Freight charge



Department Head Signature

9/10/2020

Date

BANNER DOORS CORPORATION

550 Pond St.
 P.O. Box 3124
 Woonsocket, RI 02895

PHONE: 401-767-2267 FAX: 401-767-2268

Quote Only

DATE: October 4, 2019

CUSTOMER: Loading Dock Equipment Of Maine Inc Attn: Mike Tousignant

JOB NAME: Old Orchard Beach Fire Dept

Application: Slide gate 12' clear opening, activation by customer supplied card reader and free exit loop

QUOTED BY: Gary Alphonse

<i>QTY</i>	<i>PRODUCT DESCRIPTION</i>	<i>PRICE</i>	<i>EXTENDED PRICE</i>
1	Model SL585101UL 1 HP, 115/208/230 Single Phase Built in Radio Receiver, Timer to Close Standard with 25' of nickel plated chain	\$2,850.00 ea.	\$2,850.00
1	add for additional nickel chain pack G193025 Application is pad mounted	\$175.00	\$175.00
1	Model LMRRU Photo Cells/ sender-reflector type	Standard	Standard
1	Model S5051 Gate Edge	Standard	Standard
1	Add for wireless gate/ edge transmitter kit/ LMWETIKU **necessary to connect gate edge to operator	\$175.00	\$175.00
3	Add for each loop detector	\$145.00 ea.	\$435.00
3	Add for choice of saw cut or pave over 8 x 4 loops add for loop sealant if ordering saw cut loops each 30 fluid ounce tube. May need up to 4 per loop	\$170.00 ea.	\$510.00
1	Heater Model HTRNB	\$215.00 ea.	\$215.00
	Miss supplies conduit fittings excreta.	\$ 200.00	\$200.00
	Freight Not to Exceed: no charge if picking up	\$48	\$48
	Total materials		\$ 4,408.00
	Labor		\$ 2,200.00
	Total project		\$ 6,808.00

NOTE :

Existing card reader will be reused and all of the existing cards will still work. Any new cards will need to be supplied by the current company that the town is using for their building security.

Existing operator pad will be reused.

NOTES: ALL QUOTES SUBJECT TO 45 DAYS ACCEPTANCE

Please feel free to call with any questions.

Thank you for the opportunity to quote your project. Looking forward to working with you.

*Michael Tousignant
Loading Dock Equipment of Maine Inc.
207-286-4916*

SL585UL AC HEAVY-DUTY INDUSTRIAL SLIDE GATE OPERATOR

Reliable gear-driven slide gate operator for commercial and industrial applications.



PRODUCT HIGHLIGHT
HEAVY-DUTY,
Industrial Lockable
Metal Cover

RELIABLE

HEAVY-DUTY COMMERCIAL GEAR-DRIVEN TRANSMISSION PROVIDES UNSURPASSED RELIABILITY.

SURGE SUPPRESSION PROVIDES INDUSTRIAL SURGE AND LIGHTNING PROTECTION AGAINST STRIKES UP TO 50 FEET AWAY.

WARRANTY 2 YEARS.

SMART

myQ® TECHNOLOGY ENABLES YOU TO SECURELY CONTROL AND MONITOR YOUR GATE OPERATOR FROM ANYWHERE.*

UNIVERSAL FOOTPRINT SIMPLIFIES RETROFIT APPLICATIONS BY ADAPTING TO PREEXISTING PADS.

HOMELINK® COMPATIBLE (VERSION 4.0 AND HIGHER).

SAFE AND SECURE

SECURITY+ 2.0® SAFEGUARDS ACCESS WITH AN ENCRYPTED TRI-BAND SIGNAL TO VIRTUALLY ELIMINATE INTERFERENCE AND OFFER EXTENDED RANGE.

MANUAL DISCONNECT WHEN UNLOCKED ALLOWS GATE TO BE OPERATED MANUALLY.

QUICK CLOSE AND ANTI-TAILGATE QUICKLY SECURE PROPERTY, PREVENTING UNAUTHORIZED ACCESS.

LOCKOUT/TAGOUT FEATURE PREVENTS POWER FROM BEING SWITCHED ON WHEN SERVICING OPERATOR AND SAFEGUARDS WORKERS FROM HIGH-VOLTAGE POWER.

AUTOMATIC SOLENOID BRAKE PREVENTS THE GATE FROM BEING BACK DRIVEN.

*Cellular data or Wi-Fi® connection required. Test equipment regularly and follow safety instructions.

INCLUDED ACCESSORIES:

MONITORED RETRO-REFLECTIVE PHOTO EYE
Enhanced retro-reflective photo eye now with heater and wider beam, engineered to stay aligned; max. range: 50 ft.



LMRRUL

MONITORED SMALL PROFILE RESISTIVE EDGE
Pressure-sensitive edge stops and/or reverses gate when obstructed.



SS05AL

SAFETY ADD-ONS:

MONITORED THROUGH-BEAM PHOTO EYES
Enhanced through-beam now with wider beam and heater for high performance in most environments; max. range: 90 ft.



LMTBL

MONITORED WIRELESS EDGE KIT
Low-energy Bluetooth® connection between a LiftMaster Monitored Resistive Edge and the gate operator; max. range: 130 ft.**



LMEWXTU

MONITORED SAFETY ENTRAPMENT EDGES
Full line of Small, Large and Wraparound Profile Edges that sense obstructions.



EDGES


TOTAL SOLUTION ACCESSORIES:

TELEPHONE ENTRY FOR COMMERCIAL APPLICATIONS AND GATED COMMUNITIES
Mid-capacity telephone entry access control system with Versa XS 4.0 software.



EL2000SS

PLUG-IN LOOP DETECTOR
Prevents the gate from closing on a vehicle in the path; power efficient for maximum cycles on Battery Backup.



LOOPDETLM

IN-GROUND TRAFFIC SPIKE SECTION (6 FT.)
Standard-duty, in-ground manual traffic spikes. 6 ft. sections come in different finishes.



11600

**Wireless kit for up to 4 transmitters and 2 resistive edges per transmitter.

PRODUCT GUIDE SL585UL
AC HEAVY-DUTY INDUSTRIAL SLIDE
GATE OPERATOR



MASTERFUL ENGINEERING.

SL585UL
AC HEAVY-DUTY
INDUSTRIAL SLIDE GATE
OPERATOR

MECHANICS

- **High-Starting Torque** Continuous-Duty Motor (Available in 1/2, 1 and 1 1/2 HP)
- **Operator Duty Rating:** 20 Cycles per Hour
- **Wormgear Reduction:** 20:1 Wormgear Reducer
- **Adjustable Friction Clutch:** Helps to Protect Gate and Operator from Damage Should the Gate Meet an Obstruction
- **Chain:** #50 Nickel-Plated (25 ft. Supplied)

POWER

- **115/208/230VAC Single-Phase;** 208/230/460/575VAC 3-Phase (575V Includes Factory-Installed Heater)
- **Accessory Power:** 24VDC 500mA Max.
- **Dual-Voltage Connections:** Increase Flexibility by Enabling the Installer to Select the Required Voltage, Within Phase, to Meet Job-Site Requirements

COMMERCIAL-GRADE DESIGN

- **Chassis:** Heavy-Duty Steel Chassis and Lockable Powder-Coated Steel Cover Withstand Extreme and Harsh Environments
- **Cover/Frame:** Weather-Resistant, Lockable, 16-Gauge Steel; 7-Gauge Pre-Galvanized Steel Frame
- **UL® Usage Classification:** I, II, III and IV
- **Operator Weight:** 240 lbs.



CAPACITIES

HP	Max. Gate WT. (lbs.)	Max. Gate Width (ft.) (Overhead/V-Track)	Max. Gate Width (ft.) (Cast-Iron)	Cycles/HR
1/2	1,000	45	25	20
1	1,600	70	35	20
1 1/2	1,900	75	40	20

TEMPERATURE SPECIFICATIONS



WITHOUT HEATER
-4°F (-20°C) to 140°F (60°C)

WITH OPTIONAL HEATER
(HEATER-STRONG FOR COLD OPERATIONS)
-40°F (-40°C) to 140°F (60°C)



STANDARD FEATURES.

PRE-MOTION WARNING ALARM

- Activates On-Board Alarm 3 Seconds Prior to Gate Motion

EXTERNAL ALARM RESET BUTTON

- Instantly Resets the Built-In Safety Alarm Siren

MAXIMUM RUN TIMER

- Protects Against Damage to the Gate and Operator by Limiting the Unit's Run Time to 120 Seconds

INHERENT REVERSING SENSOR

- Detects Obstructions and Reverses Gate When Closing or Stops/Reverses Gate When Opening



MECHANICAL LIMIT SYSTEM

- Maintains Accurate Gate Position Throughout Gate Travel, Even After Using Manual Disconnect

MONITORED SAFETY INPUTS

- 3 Main Board, 3 Expansion Board

SECURITY+ 2.0® ON-BOARD

RADIO RECEIVER

- Tri-Band 310/315/390 MHz Frequency
- Up to 50 Remote Controls (Unlimited with R111 M/R131 M)

LED DIAGNOSTIC DISPLAY

- Simplifies Installation and Troubleshooting

PROGRAMMABLE AUXILIARY RELAYS

- Make Adding Additional Features Easy

SUPPORT.



For Support Tools and Training Videos, Visit LiftMasterTraining.com

For More Information on Gate Operators, Visit LiftMaster.com/UL325Gates

To Find the Right Perimeter Access Solution for You, Visit LiftMaster.com/Solution-Generator



Sales Support: 800.282.6225
Technical Support Center: 800.528.2806
To Order: 800.323.2276

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LHMENP02.5.00 1/19



Monitored Resistive Standard Edges
L50/L504AL/L505AL/L506AL
S50/S504AL/S505AL/S506AL



It's Time to Make Gate Safety a Priority™



The Most Advanced Monitored Resistive Factory Assembled Edges

The **Small Profile Edge** and **Large Profile Edge** are part of the complete line of LiftMaster® Monitored Resistive Edges. They are offered as fixed and customizable lengths, for use in virtually any application. The Large Profile offers an added contact surface for ease of installation, while the Small Profile is ideal when you have low clearance.

FEATURES:

- Pressure-sensitive edge sends signal to stop and/or reverse gate operation when sensing obstructions
- Integrated diagnostics with our 2016 UL 325 Gate Operators
- Compatible with wireless or hardwired gate applications
- Used in virtually any environment

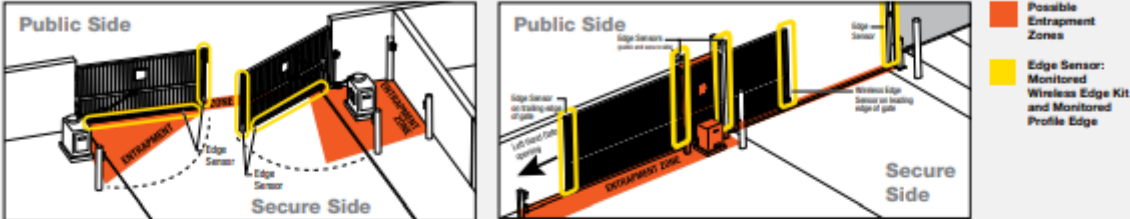
LIFTMASTER PERIMETER ACCESS SYSTEM

LiftMaster's full line of safety entrapment protection accessories are tested and proven to work together with our gate operators as a complete UL 325 compliant system.



Monitored Resistive Standard Edges L50/L504AL/L505AL/L506AL S50/S504AL/S505AL/S506AL

COMMON ENTRAPMENT ZONES



Swing Gate Site

Slide Gate Site

FEATURE	MONITORED RESISTIVE STANDARD EDGES IN ALUMINUM CHANNEL LARGE PROFILE (L504AL/L505AL/L506AL)	MONITORED RESISTIVE STANDARD EDGES IN ALUMINUM CHANNEL SMALL PROFILE (S504AL/S505AL/S506AL)	MONITORED RESISTIVE EDGE LARGE PROFILE (L50)	MONITORED RESISTIVE EDGE SMALL PROFILE (S50)
Outdoor Rating:	IP65			
Temperature Range:	-40°F to 149°F (-40°C to 65°C)			
Product Dimensions:	1.8" H x 1" W	1.2" H x 1" W	1.8" H x 1" W	1.2" H x 1" W
Lengths:	4 ft., 5 ft., 6 ft.		82 ft.	
Cable Length:	39 in.			
Electrical Diagram:	2-wire N.O. configuration			
Material:	TPE Rubber			
Electrical Capacity:	24V 100mA			
Shipping Weight:	L504AL 2.8 lbs. L505AL 3.4 lbs. L506AL 4.1 lbs.	S504AL 2.5 lbs. S505AL 3.1 lbs. S506AL 3.7 lbs.	50 lbs.	
Compatibility:	All LiftMaster® Gate Operators with burgundy boards, Wireless Edge Kit (LMWEKITU) and Wireless Edge Transmitter (LMWETXU) ONLY			
Warranty:	Two Years			

Only LiftMaster Monitored Photo Eyes or Edge Sensors may be used with LiftMaster Operators to meet the 2016 UL 325 Standards.

CUSTOMIZE YOUR OWN LIFTMASTER MONITORED RESISTIVE STANDARD EDGE

- Choose the profile that fits your application needs.
 - Large Profile Edge 82 ft. Roll (L50)**
 - Small Profile Edge 82 ft. Roll (S50)**
- Pick the end caps.
 - End Caps for L50 and S50 (L50E, S50E)**
 - Universal two-wire configuration
 - Pack of 10 pairs
 - Aluminum Channel 10 ft. (L50CHAL)**
 - 0.55" H x 1" W
 - Pack of 8
 - Plastic Channel 8 ft. (L50CHP)**
 - 0.55" H x 1" W
 - Pack of 10
- Select the mounting channel. (Fits Large and Small Profile Edges)

Assemble edge within minutes with easy plug-in system, no glue is required.

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540 Larch Ave., Elmhurst, IL 60120
LiftMaster.com
LMGTCAMEFX 4/16

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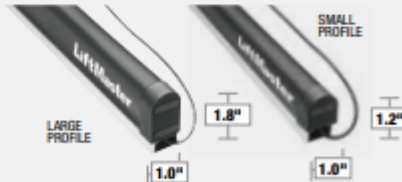
ADDITIONAL WIRELESS ACCESSORIES

Monitored Wireless Edge Kit (LMWEKITU)

- Receiver accepts up to (4) edge transmitters and each transmitter accepts up to (2) wired edges

Monitored Wireless Edge Transmitter (LMWETXU)

- Transmitter has two unique configurable open/close edge inputs for LiftMaster Monitored Resistive Edges, no one else offers this feature standard



AGENDA ITEM # 7292

Discussion with Action:

Set the date of October 6, 2020 to hold a public hearing to consider whether to approve a Contract Zone Agreement between The Szanton Company and the Town of Old Orchard Beach, Map 205, Block 1, Lot 41 in the GB1, R1 and HO districts, pursuant to 30A M.R.S.A., Section 4352 (8) and Section 1.8 of the Old Orchard Beach Zoning Ordinance?

Motioned by: Councilor Kenneth Blow

&

Seconded by: Councilor Jay Kelley

To Set the date of October 6, 2020 to hold a public hearing to consider whether to approve a Contract Zone Agreement between The Szanton Company and the Town of Old Orchard Beach, Map 205, Block 1, Lot 41 in the GB1, R1 and HO districts, pursuant to 30A M.R.S.A., Section 4352 (8) and Section 1.8 of the Old Orchard Beach Zoning Ordinance.

Vote: 4-0

AGENDA # 7293

Discussion with Action:

Set the date of October 6, 2020 to hold a public hearing to consider whether to designate the Municipal Affordable Housing Tax Increment Financing District to be known as “Milliken Heights Affordable Housing District” and to adopt a Development Program for such District, related to property located in the area identified on Town of Old Orchard Beach Tax Maps as Map 205, Block 1, Lot 41?

Motioned by: Councilor Kenneth Blow

&

Seconded by: Councilor Jay Kelley

To Set the date of October 6, 2020 to hold a public hearing to consider whether to designate the Municipal Affordable Housing Tax Increment Financing District to be known as “Milliken Heights Affordable Housing District” and to adopt a Development Program for such District, related to property located in the area identified on Town of Old Orchard Beach Tax Maps as Map 205, Block 1, Lot 41?

Vote: 4-0

Good & Welfare: w/permission by Councilor Shawn O’Neill

Nancy Frisco – 4 Graham; brought up concerns re: yard waste, no parking signs taken down, solar driven lamp posts at beach egress with street names attached, lighting on section on her street, and beach benches with beach chair holders.

Gene Ramastala – East Grand Ave; brought up his concern re: Corbin renting illegally and wanted the council to know about his assault to himself & service dog by Officer Hamilton

ADJORNMENT:

Motioned by: Councilor Jay Kelley

&

Seconded by: Councilor Shawn O’Neill, Chair

Town Council Meeting adjourned @ 7:18pm

Vote: 4-0

COUNCIL WORKSHOP: To follow regular meeting

Discuss a temporary sewer line construction easement for Ocean Ridge, MBL: 207-1-2, 63-91
E.Emerson Cummings Blvd.

Chair: Called the Town Council Workshop to order @7.24 p.m.

Background: *see attached meeting minutes and supporting documents*

Motion to adjourn by: Councilor Michael Tousigant

&

Seconded by: Councilor Jay Kelley (who also noted that he was in favor of proposed project)

Workshop Adjourned @ 8:10pm

TOWN OF OLD ORCHARD BEACH
Council Workshop Minutes

Tuesday, September 15, 2020
Town Hall Council Chambers
(following Regular Town Council Meeting)

Meeting Convened: Tuesday, September 15, 2020 @ 7:24pm

Attendees: Larry Mead – Town Manager
Councilor Shawn O’Neill – Chair
Councilor Michael Tousignant
Councilor Jay Kelley
Councilor Kenneth Blow
Stephanie Hubbard – Engineer, Write-Pierce
Chris White – Director, OOB Waste Water
Andrew Ginsberg - Developer
Adam Cope - Developer
Braden Drypolcher – Mitchell & Associates

Agenda Item:

Discuss a temporary sewer line construction easement for Ocean Ridge, MBL: 207-1-2, 63-91 E.Emerson Cummings Blvd.

Discussion:

To summarize, Ocean Ridge Estates is a proposed development along E. Emerson Cummings Blvd which has been unable to move forward in the formal application process due to preexisting issues from the Town’s aging sewer line infrastructure. Proposed within the workshop was a suggested plan from the project’s developer and partnering engineering firm, Mitchell & Associates, to work alongside the Town to share costs of repairing some of the sewer infrastructure to allow the project to move forward. The developer is seeking to access the sewer line at Jameson Hill Road by crossing Town property behind Jameson Elementary School. The developer would get a temporary construction easement from the Town and subsequently convey the line to the Town.

The attached documents from Mitchell & Associates were referenced during the workshop, including diagram displays illustrating the areas for the construction easement on Town property to Jameson Hill Road and extending into Saco Avenue.

As explained by Andrew Ginsberg, Developer, the scope of project would establish 80, 2-bedroom (some 3-bedroom) units for working class families with a sale price point between \$280,000 and \$340,000. As stated by Larry, using the Town’s current mil rate, property taxes for the town would be approximately \$380,000 at full build out.

@ 7:45pm – due to a commitment, Councilor Sean O’Neill exited the meeting. Upon exit he stated his support for the project

Concerns regarding the project were brought to attention by Councilor Mike Tousignant who questioned if the current developer was to take on the costs of the construction easement through Jameson Hill Road; how long would be the construction project of Ocean Ridge Estates? Additionally, could the existing

sewer line be replaced in increments, rather than as one complete project? Andrew's response to the length of time until project completion was an estimate of 3-4 years. Stephanie Hubbard confirmed that the sewer line construction required for this project could be segmented overtime. Her suggestion was a two phased approach; beginning with Jameson Hill Road to Goodwin Avenue, then attending to Goodwin Avenue through Temple Avenue. Andrew stated that his company would be able to absorb half of the cost of the project and was seeking the Town's approval to absorb the other half of the sewer line upgrades.

Councilor Blow questioned the cost of the sewer line upgrades without the project (i.e., Ocean Ridge Estates) taking place? At what point does the line coming from the proposed development to Jameson Hill Road and into Saco Avenue not be able to manage flow? His concern was that he did not want to see the Town absorb a larger cost. Stephanie confirmed that the lower ends of the sewer line (i.e., Saco Avenue) would be the highest in cost to repair. She questioned how much the Town wanted to spend with the capital expenses already budgeted. Councilor Tousignant requested the need for more calculations and breakdowns due to concerns related to budget constraints and project phasing.

Action Items:

- a.) Stephanie Hubbard to provide budgetary numbers
- b.) Confirmation of Capital monies on hand for sewer line repairs
- c.) Andrew Ginsberg, Mitchell & Associates, and Larry to work with Stephanie in terms of acquiring exact costs associated with sewer line repairs/upgrades needed to accept new flow rates from the proposed units
- d.) Confirm date & time for next Council workshop (proposed 3 weeks from present meeting)

@ 8:10pm meeting dismissed; with Councilor Kelley stating he was in support of the project

September 9, 2020

Mr. Larry Mead, Town Planner
and Town Council Members
Town of Old Orchard Beach
1 Portland Avenue
Old Orchard Beach, ME 04064

**RE: Ocean Ridge Estates
Sewer Extension – Town Parcel and
Public Sewer Infrastructure Improvements**

Dear Larry and Council Members:

On behalf of Rocky Ledge Capital, we have prepared the following documentation to further discussion with the Council regarding extending sewer from the Ocean Ridge Estates' project, located on E. Emerson Cummings Boulevard and the public sewer infrastructure improvements from Jameson Hill Road to Temple Avenue. Since our previous meeting with the Council, we have had discussions with Larry Mead and town staff, including Stephanie Hubbard (Wright Pierce Engineers), to review the option for the sewer extension and sewer infrastructure improvements from Jameson Hill Road to Temple Avenue via Saco Avenue. The option of installing the sewer along the westerly side of the school site and turning it over to the Town as discussed with the Council appears to be the most equitable option to the easement.

Updated documentation pertaining to estimated cost of the public sewer infrastructure has been provided to respond to the requested increase in pipe size and the number of service connections along the route. The following information is included:

- Revised Preliminary Sewer Construction Cost;
- Shared Cost Scenarios;
- Ocean Ridge Estates Context Plan;
- Ocean Ridge Estates Sanitary Sewer Infrastructure Plan;
- Ocean Ridge Estates Sewer Infrastructure Photo Exhibit – Town Parcel Sewer Location;
- Extent Of Public Sewer Improvements Exhibit;

Mr. Larry Mead, Town Planner
and Town Council Members
Page | 2

Rocky Ledge Capital, Adam Cope and Andrew Ginsburg look forward to the opportunity to meet with you and the Council Members to further discuss the options for sewer extension and infrastructure cost during your September 15th Town Council meeting.

Sincerely,
Mitchell & Associates

A handwritten signature in black ink, appearing to read 'R. B. Metcalf', written in a cursive style.

Robert B. Metcalf, Principal
Maine Licensed Landscape Architect

cc: Adam Cope
Andrew Ginsburg

Enclosure

OCEAN RIDGE ESTATES

PRELIMINARY SEWER CONSTRUCTION ESTIMATE

Jameson Hill Road – Saco Avenue – Goodwin Avenue – Temple Street

Scope of work: Video inspection of existing sewer line, approximately 3,300 LF of sewer replacement, Mill and repave Saco Avenue and side street trench repair one year post construction.

- Eco Clean: Video Inspection of Sewer Line \$5,188.00

- CRR: Road Surface Milling
 - Mobilization: \$12,000.00
 - Saco Avenue \$13,200.00
 - Jameson Hill \$ 5,592.00
 - Goodwin Avenue - Temple \$ 9,996.00
 - \$40,788.00

- Shaw Brothers Construction \$533,267
 - Replace existing sewer and trench repair
 - Paving one year post construction

Increased Cost \$114,957.00

- Upgrade pipe to 10 inch
- Increased installation
- Increased pavement
- Increased service connections

Adjusted Sub-total: \$694,200.00

Adjusted Contingency 15% Contingency: \$ 104,130.00

Adjusted Total Total: \$798,330.00

Note: The estimate is based upon assumptions without having a final design for sewer replacement and should only be considered for budget purposes. Estimated cost are based on current construction cost. **Engineering Fees are not included.**

Shared Cost Scenarios

Rocky Ledge Capital, based on preliminary evaluation of the necessary sewer improvements and discussions with Town Staff and MDOT initiated preparation of a preliminary cost estimate to replace the public sewer infrastructure from the westerly end of Jameson Hill Road, along Saco Avenue to Goodwin Avenue ending at Temple Avenue. The sewer replacement portion of the scope was a conservative estimate based on assumed design parameters using current construction cost. Estimates were prepared by contractors that have experience in sewer infrastructure, paving and sewer inspection. Current construction cost numbers were used to prepare estimate. The following summary of scope was used in preparation of the estimate:

- Camera inspection of the current sewer conditions and to locate existing service connections,
- Field Survey of existing conditions, topography, current sewer infrastructure and right of way,
- Civil Design Services,
- Construction of sewer system improvements including request to increase pipe size from an 8" to 10" pipe,
- Updated estimate of required sewer service connections,
- Initial (1 year) pavement restoration,
- Year two pavement restoration along Saco Avenue per MDOT requirements; mill Saco Avenue to centerline and repave to edge of right of way, Trench repair and paving along Jameson Hill, Goodwin and portion of Temple.

Estimated Cost of Sewer Improvements (Public)	\$798,330.00
Engineering Fees	<u>35,000.00</u>
Total Cost	\$833,338.00

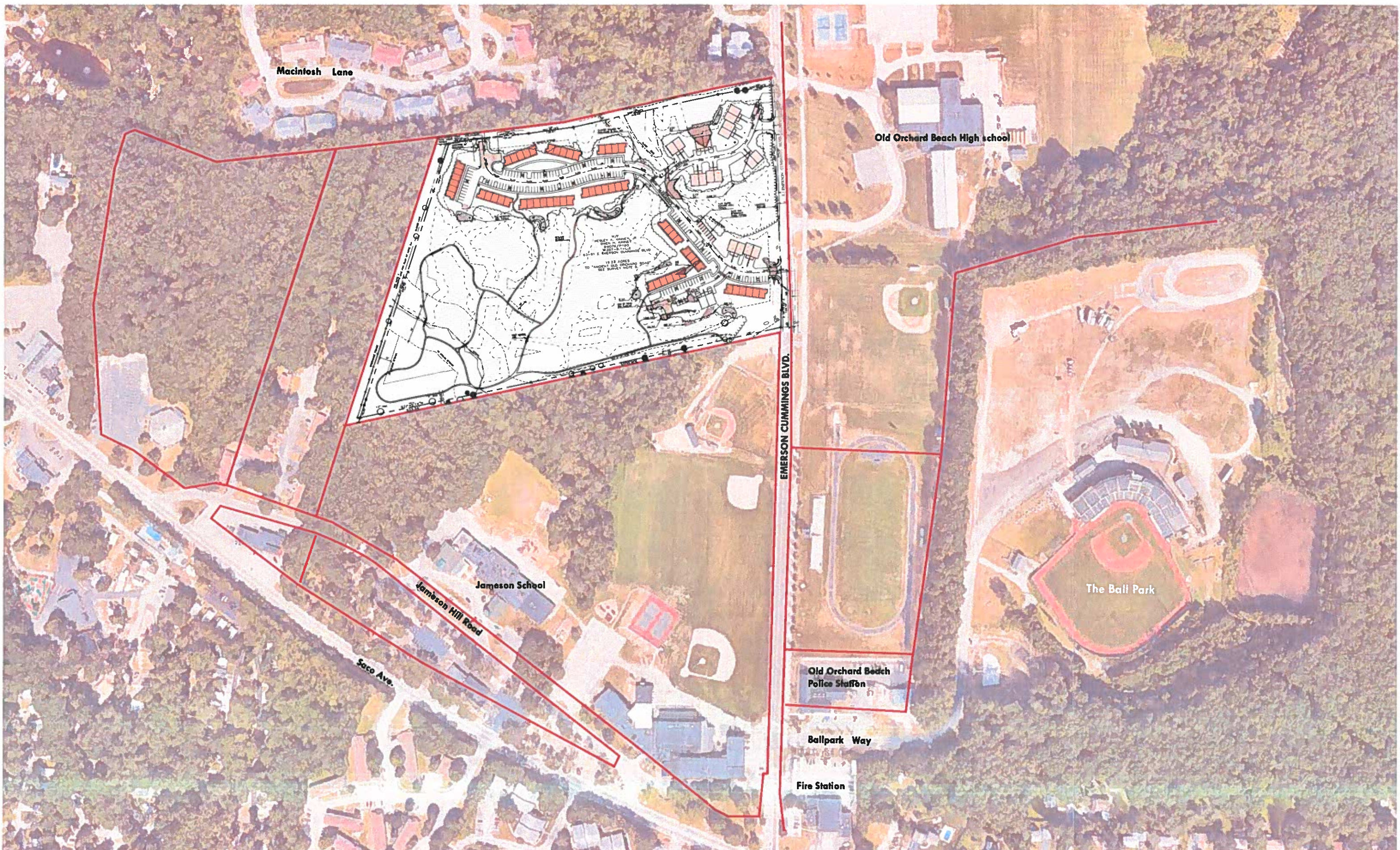
Shared Cost Options (\$833,338.00 Cost)

%	<u>Ocean Ridge</u>	<u>Town</u>
• 50%	\$416,665.00	\$416,665.00

Alternative Scope of Sewer Cost Share by Town

• Survey and Design Engineering	\$35,000.00
• Camera Inspection and Service Location	\$ 5,200.00
• Sewer Pipe Size Increase	\$62,400.00
• Traffic Control (all stages of work)	<u>\$58,220.00</u>
Subtotal	<u>\$160,820.00</u>
15% Contingency	\$184,943.00

Note: Project development cost for the 80 dwelling units (DU) include a \$264,000 sewer impact fee (\$1,500/DU). Impact fees are intended to be used to offset cost of improvements to the Town sewer infrastructure.



Macintosh Lane

Old Orchard Beach High school

EMERSON CUMMINGS BLVD.

Jameson School

Jameson Hill Road

Saco Ave.

Old Orchard Beach Police Station

Ballpark Way

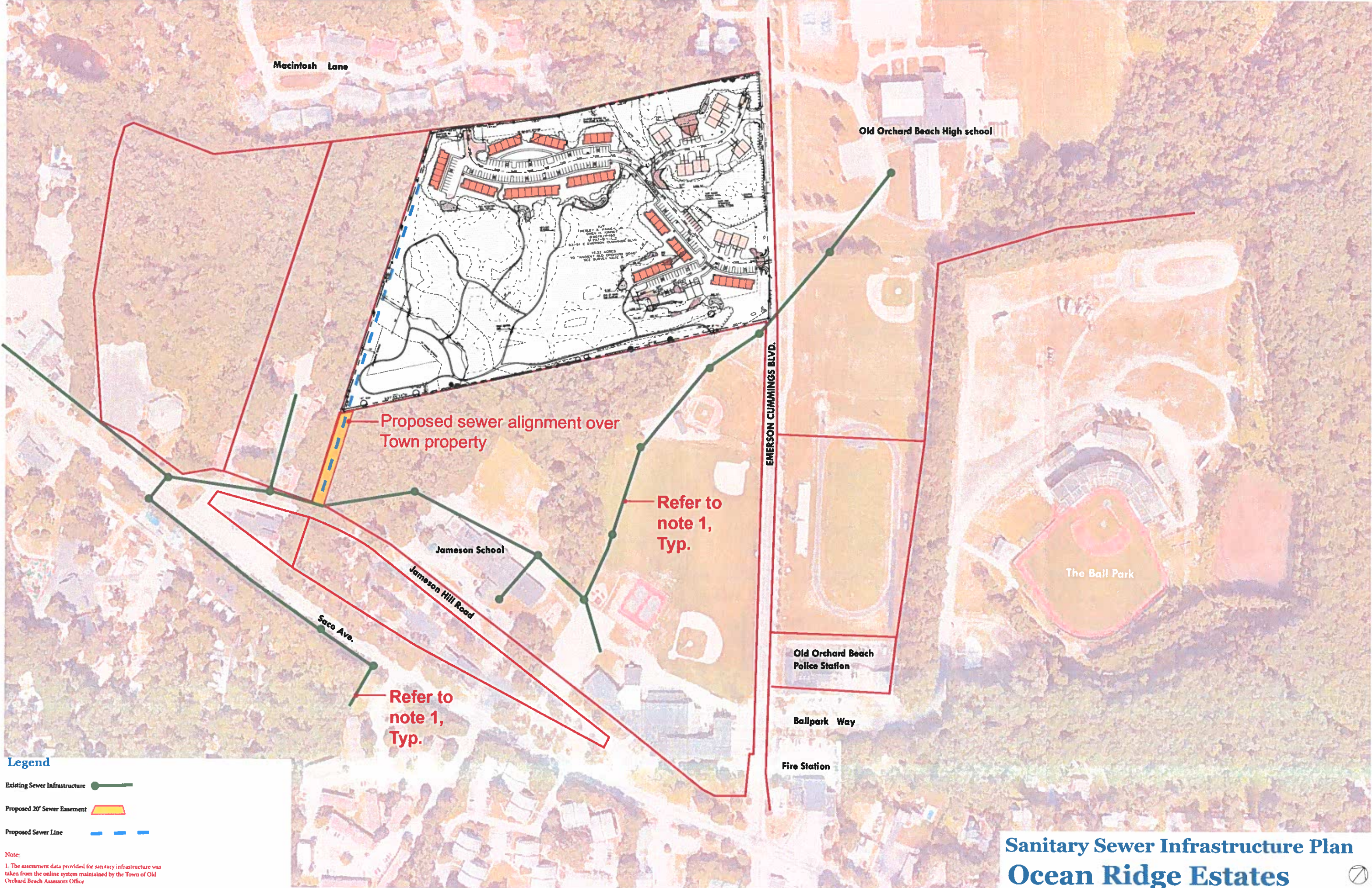
Fire Station

The Ball Park

Context Plan
Ocean Ridge Estates

09.15.20

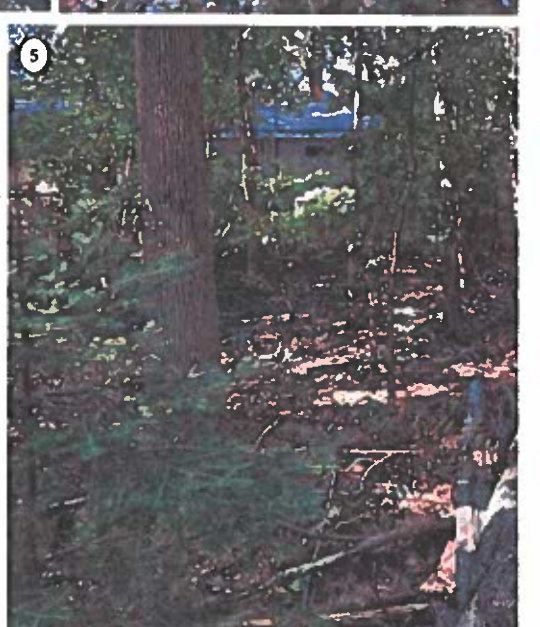
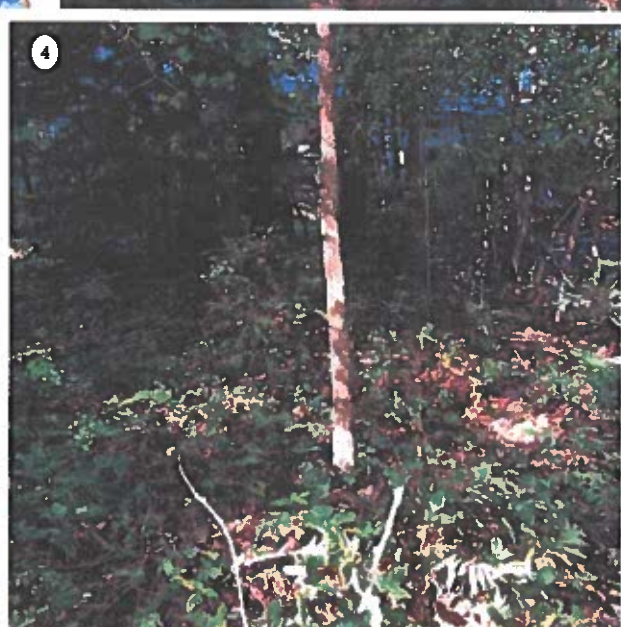
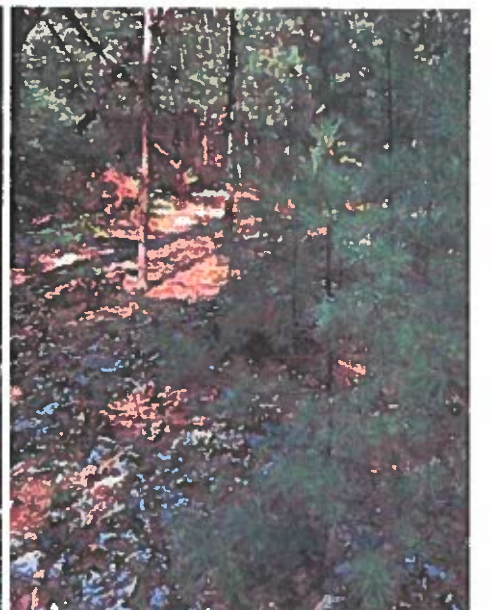
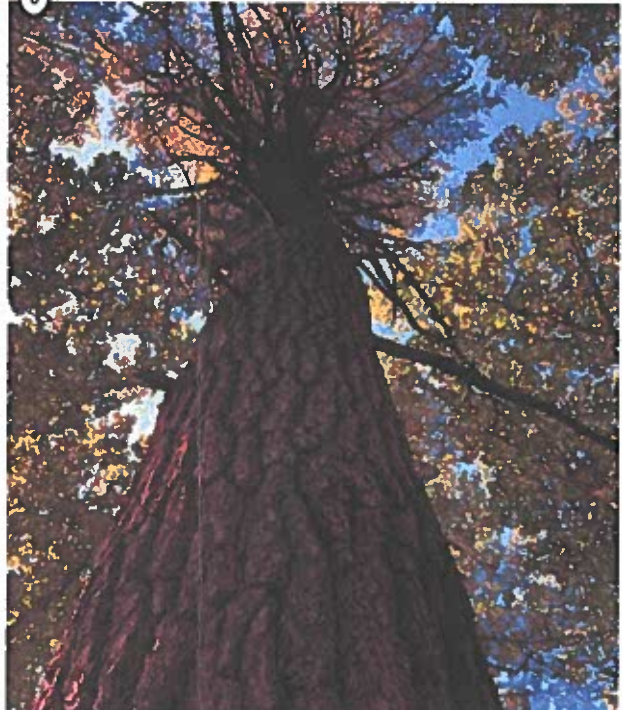
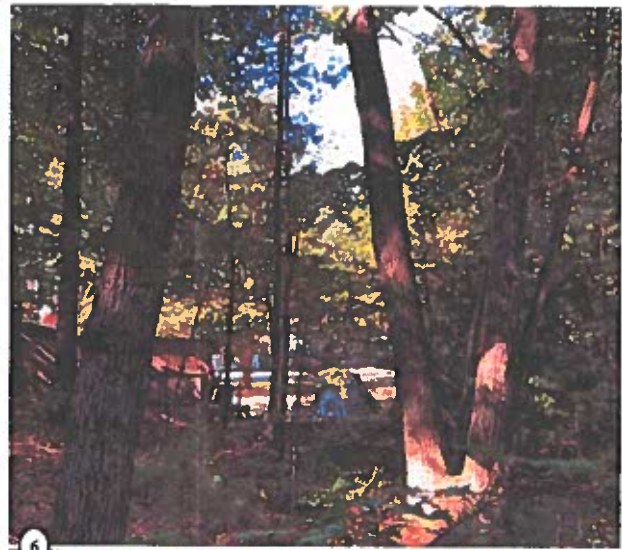
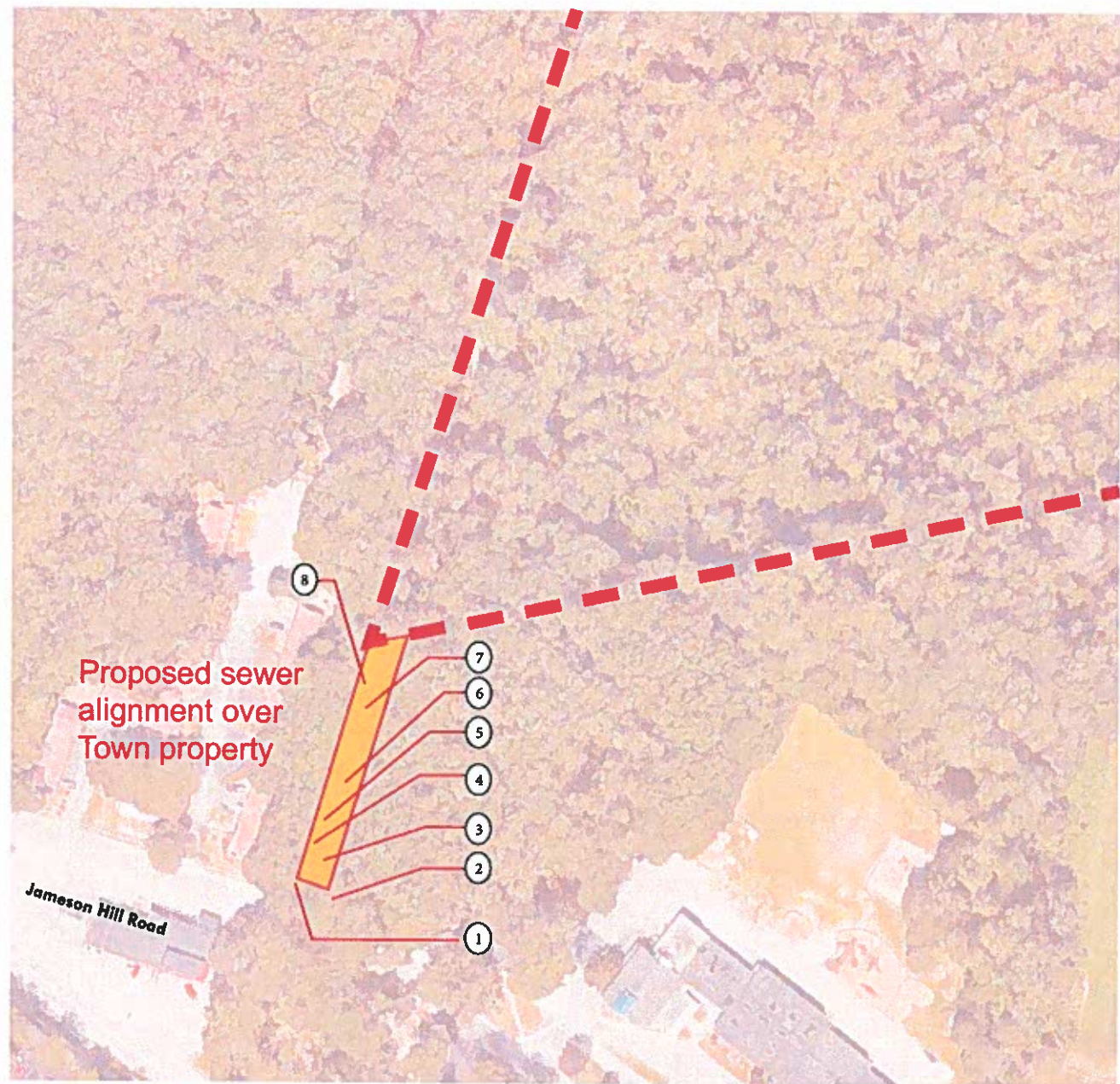




Legend

- Existing Sewer Infrastructure
- Proposed 20' Sewer Easement
- Proposed Sewer Line

Note:
 1. The assessment data provided for sanitary infrastructure was taken from the online system maintained by the Town of Old Orchard Beach Assessors Office





Old Orchard_Beach, ME

1 inch = 273 Feet



September 8, 2020

Extent of Public Sewer Improvements Ocean Ridge Estates



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.