

**TOWN OF OLD ORCHARD BEACH, MAINE  
ADMINISTRATIVE BOARD HEARING  
Tuesday, June 18, 2013  
4:00 p.m.**

**An Administrative Review Board Hearing was called to order at 4:02 p.m. on Thursday, June 6, 2013 in the Town Council Chamber to consider administrative review.**

**The following were in attendance:**

**Marc Bourassa – serving as Chair  
Assistant Town Manager, Louise Reid  
Code Enforcement – Jim Butler  
Planner – Jeffrey Hinderliter  
Tina Morrison  
Police Chief Dana Kelley  
Kenneth Lafayette**

**Absent: Interim Town Manager Robert Peabody, Jr.  
Fire Chief John Glass  
Gary Curtis**

**Interim Town Manager, Robert Peabody, Jr., opened the Administrative Board meeting at 4:02 p.m. with a discussion with King Weinstein, owner of the Sea Breeze Motel (205-5-2) and the Grand Beach Inn and Café. A review of the meeting with Mr. Weinstein that was held on May 14, 2013 included the need to improve the rental situations by developing credit check programs that make it easier to review beforehand possible problems that could arise if they were provided housing. A recommendation that Mr. Weinstein work to establish a system in place where when an issue arises they have a contact list where immediately they can let another business know of the problem whether it be an intoxicated patron or an individual causing a disruption by their behavior. The established of firmer occupancy rules was a suggestion by the Board; also a procedure or policy of extended stay as it is almost impossible to evict someone without legal intervention, cost and a time line issue. Mr. King Weinstein said he would attempt to develop a marketing campaign to attract some college students from the UNE (possibly medical students who usually bring more experience to a position); and consider delaying a day before renting until the credit check comes back which will give you information on the clients that you are dealing with. Mr. Weinstein talked about the An act to Provide the Innkeepers and Certain Campground Operators Are not Considered Landlords Proposition. It is attached to these Minutes.**

**This meeting today was to develop a Consent Agreement between the Town of Old Orchard Beach and King Weinstein in order to temporarily resolve the concerns noted above.**

**Below is the suggested Consent Agreement to be signed by King Weinstein:**

**In order to temporarily resolve the concerns of the Town of Old Orchard Beach and King Weinstein, dba/Seabreeze Motel (205-5-2), 33 year round rentals and one vending machine, 30 Milliken Street; King Weinstein, DBA/Grand Beach Inn and Café (202-3-5), 88 year round rentals, victualers with preparation with alcohol on premise, and three vending machines. (the “Business Owner”) hereby agrees to the following:**

**Consent Agreement Between  
King Weinstein, Owner  
Sea Breeze Motel (205-5-2) and the  
Grand Beach Inn and Café (202-3-5).**

**and**

**Town of Old Orchard Beach, Maine  
1 Portland Avenue  
Old Orchard Beach, Maine 04064**

### **CONSENT AGREEMENT**

**The Old Orchard Beach Administrative Board held a Hearing on Tuesday, June 18, 2013 at which time Applicant, King Weinstein, agreed to enter into a Consent Agreement with the Administrative Board to address some of the issues that were raised during the Hearing.**

- 1. The Applicant will create a database communication organization contacting ALL Old Orchard Beach landlords securing long-term leases (2 weeks or more) to work collaboratively to share information on tenants. This database will be implemented by September 30, 2013 and provide quarterly updates (or earlier as requested) to the Old Orchard Beach Police Department and all landlord members. This database shall be ongoing and updated quarterly by the Applicant or his designee (name to be provided).**
- 2. The Applicant will develop a Marketing Plan to attract college students and other professional clientele (Visiting Nurses, Physical Therapists, Teachers, Educators).**
- 3. The Applicant will delay entering into a long-term (two weeks or more) rental agreement for twenty-four (24) hours to complete a credit check on all perspective renters.**
- 4. The Applicant will limit each unit to a maximum of two adults (per Code requirement/space restrictions) with both tenants on the lease. Overnight guests staying more than fourteen (14) cumulative days are considered tenants and are in violation of the lease and cause for termination. Additionally, any violations of the lease shall be cause for termination. Lease to be provided with this Consent Agreement.**

**This Consent Order is dated June 18, 2013 and will be in effect until the date of an Administrative Review Board meeting set in approximately six months or sometime in December, 2013.**

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**King Weinstein  
Sea Breeze Motel (205-5-2) and  
The Grand Beach Inn and Café (202-3-5).**

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**Robert A. Peabody, Jr.  
Interim Town Manager**

**Date: June 18, 2013**

**The Chair thanked King Weinstein for attending and for his positive approach to these issues.**

**Following the meeting, the Administrative Board met for a few moments to review previous discussion issues in which Administrative Board Meetings had been held.**

**MOTION: Administrative Board Member Chief John Glass motioned and Police Chief Dana Kelley seconded to Adjourn the meeting at 5:15 p.m.**

**VOTE: Unanimous.**

**Respectfully Submitted,**

**V. Louise Reid  
Secretary to the Administrative Board**

**I, V. Louise Reid, Secretary to the Administrative Review Board of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of three (3) pages is a true copy of the original Minutes of the Administrative Hearings held on Tuesday, June 18, 2013.**