



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 or
www.oobmaine.com/town-council

Regular Town Council Meeting Minutes

November 1st, 2022

I, Tim Fleury, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of 11 pages is a copy of the original minutes from the regular meeting of the Old Orchard Beach Town Council held on November 1st, 2022.

Prepared by: Tim Fleury
Approved by: Old Orchard Beach Town Council
Approval Date: 12/6/2022

Respectfully
Submitted,

Tim Fleury
Town Council
Secretary



Town Council Regular Meeting @ 6:30pm followed by a Town Council Workshop

**Tuesday, November 1st, 2022
Council Chambers - 1 Portland Avenue**

www.oobmaine.com/town-council*

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

PLEDGE OF ALLEGIANCE

Motion to appoint Jordan Miles as acting Town Council Secretary

Motion: Vice Chair Blow

Second: Councilor Reid

Approved 5-0

ROLL CALL

Acting Secretary Miles called roll:

Chair O'Neill, Vice Chair Blow, Councilor Reid, Councilor Mead, Councilor

Tousignant

ACKNOWLEDGEMENTS

Chair O'Neill thanked the residents for their trust in the Town Council as three members are running unopposed in the upcoming election.

GOOD & WELFARE

PRESENTATION:

Deputy Fire Chief Promotion Presentation:

Captain Gilboy promoted to deputy fire chief. Kim McLaughlin, Town Clerk, swore in Deputy Chief Gilboy

Town Assessor – George Greene: Presentation on valuation process and changes for FY 23.

Mr. Greene explained the large increase in valuation for FY 2023.

PUBLIC HEARING – BUSINESS LICENSES & APPROVALS:

Robert and Lois F. Hackett Revocable Trust, (105A-1-600-9A) 52 Wild Dunes Way, Unit 9A, one year round rental.

Daniel and Lindsey Moran, (205-10-7), 2 Wintergreen St., one seasonal rental.

Daniel and Lindsey Moran, (205-10-3), 5 Carll Avenue, one seasonal rental.

Jake Kenyon, (206-36-2), 114 Saco Avenue, two year round rentals.

Patricia Cheung, (210-1-20-24), 39 Smithwheel Road, Unit 24, one year round rental.

Margaret Gauthier, (212-1-5), 14 Melvin Avenue, one year round rental.

Msuya, LLC (304-7-1-7), 78 East Grand Avenue, Unit 107, one year round rental.

Jeanne DeVito & Debbie Conlon, (304-7-1-14), 78 East Grand Avenue, Unit 202, one year round rental.

Adam R. Bemis, (305-3-4), 39 East Grand Avenue, one year round rental.

Pine Meadows Properties, LLC (308-4-5), 6 Myrtle Avenue, one year round rental.

Chair: Shawn O’Neill

Chair opened the public hearing @7:16pm

Motion to approve: Vice Chair Blow

Seconded: Councilor Reid

Vote: 5-0 approved – discussion below

Chair closed the public hearing @ 7:30pm

Councilor Mead confirmed one applicant was year for a year round rental. Councilor Mead had concerns for 78 E. Grand Avenue property. Former Beritz motel converted to condos. Concerned about change in use for the property. Councilor Tousignant voiced concern about controlling the number of people in a unit.

TOWN MANAGER REPORT

Diana Asanza, Town Manager: please see attached report



Town of Old Orchard Beach

Town Manager
OOB Town Hall
1 Portland Avenue
OOB, ME 04064

Diana H. Asanza
Telephone: (207) 937-5628
Fax: (207) 937-5728
Email: dasanza@oobmaine.com

November 1, 2022

Town Manager's Report

It is with regret that I announce the resignation of Chief Fred LaMontagne effective November 4, 2022. Fred has been with the Town for three years and his leadership in the Fire Department has provided a solid foundation for Old Orchard Beach's future. He will be moving into the private sector working for AvantGrid. His leadership along with his decisive actions and open communication during the pandemic kept the Town and its citizens safe. I sincerely appreciate his partnership, professionalism, and his "can-do" attitude in everything he accomplished here.

Please join me in congratulating Chief LaMontagne for his contributions to Old Orchard Beach the Fire Dept and the community and for his continued success as he starts his new position.

I would also like to congratulate Deputy Chief John Gilboy on his promotion and to follow the words of Chief LaMontagne used described John as well respected within the department and the Town and leads by example. Deputy Chief Gilboy has made his career in Old Orchard Beach starting as a Per Diem Firefighter in 1992 and becoming a full-time firefighter in 1996. I sincerely look forward working more closely with Deputy Chief Gilboy in his new role.

W. Grand Ave Roadwork: The remaining roadwork to repair the large heave from the water main break that occurred this summer on W. Grand Ave. in front of the W. Grand Ave. Bathroom will be completed next Tuesday and Wednesday – November 8th and 9th. Maine Water subcontracted with Gorham Sand and Gravel to repair the heave in the road and replace the brick on the sidewalk. They will also look to pave the driveway entrance between Big Licks and Tom's Parking Lot that Council approved last month. This section of W. Grand Ave will be closed for the two days with detour signs on Old Orchard St. and Atlantic

Ave.

Walnut Street Sewer Project: Woodard & Curran continues to work on the plans for the Wastewater Upgrade project and this week the bid documents for the portion of the project that includes the Walnut Street Sewer and Collection system upgrade were published. The bid documents can be found on the Town's website. Sealed bids should be delivered to Town Hall by November 17, 2022, at 2 pm. Interested parties may obtain bid documents electronically and the instructions on how to obtain the documents can be found on the Town's website under the Town Manager's webpage. There will be a pre-bid conference meeting this Thursday, November 3rd at 10:00 at the Fire Dept Training Room followed by a site walk.

Elections are right around the corner next Tuesday November 8th, but you still have time until Thursday November 3rd to vote absentee here in the Chamber.

As a reminder **Town Hall will be closed next Friday** November 11th to observe Veteran's Day to celebrate the service of all US military veterans.

The **Old Orchard Beach High School Varsity Football Team** has reached the regional finals with a victory over the #1 seed Mt.Valley High School last Friday. They go on to the Regional Championship this Friday November 4th at 7 pm against Dirigo High School in Dixfield. At 3pm you can show your support and sentiments of good luck by meeting at Loranger School at 3pm to send them off as they board the buses for Dixfield.

Thank you,
Diana H. Asanza

NEW BUSINESS

AGENDA ITEM #7788

Discussion with Action: Amend the Code of Ordinances, CHAPTER 78, Zoning, Article 1, Definitions; Article VI, Districts, Division 8—General Business District GB-1, Section 78-803, Conditional Uses; Division 11—Industrial District, Sections 78-903 and 904, Conditional uses; Division 16, Historic Overlay District, Section 78-1135, Prohibited Uses; Article VII, Conditional Uses, Division 2—Conditions, Section 78-1277, Medical Marijuana; CHAPTER 18, Businesses, Article XI, Medical Marijuana Registered Dispensary or Medical Marijuana Production Facility, Sections 18-601 through 18-603; Schedule of License, Permit and Application Fees—License Ordinance Categories.

Chair: Shawn O’Neill

Motion to approve: Vice Chair Blow
Second: Councilor Reid
Vote: 5-0 approved

AGENDA ITEM #7789

Discussion with Action: Re-appoint Warren “Todd” Bassett as Warden and Martha Conlan and Sandra Jones as Deputy Wardens, terms to expire 11/01/2023.

Chair: Shawn O’Neill

Motion to approve: Vice Chair Blow
Second: Councilor Reid
Vote: 5-0 approved

AGENDA ITEM #7790

Discussion with Action: Approve the Old Orchard Beach Special Event Permit application for the Chamber of Commerce to hold their Celebration-by-the-Sea winter event, co-sponsored by the Town of Old Orchard Beach and Saco Biddeford Savings. Set-up and takedown from 12:00 pm to 6:00 pm and the event from 3:00 pm- 6:00 pm in Memorial Park on Sunday, December 4th, 2022, to include a tree lighting in Memorial Park. Information on the event details to be listed on the Chamber of Commerce website and the Town's website. Insurance, listing the Town of Old Orchard Beach as additionally insured, to be provided to the Town Clerk at least two weeks prior to the event.

Chair: Shawn O'Neill

Motion to approve: Councilor Tousignant

Second: Councilor Reid

Vote: 5-0 approved, discussion below.

The board discussed insurance coverage and needs.

AGENDA ITEM #7791

Discussion with Action: Approve the Special Event Permit application for 5k Sports Race Management to hold a Beat Santa 4-miler road race/walk on Sunday, December 4th, 2022, from 8 a.m. to 11 a.m. One Old Orchard Beach police officer is required, and must be booked at least two weeks prior to the event; any cancellation of the event must be at least one week prior to the event. Insurance, listing the Town of Old Orchard Beach as additionally insured, to be provided to the Town Clerk's Office at least two weeks prior to the event.

Chair: Shawn O'Neill

Motion to approve: Councilor Tousignant

Second: Vice Chair Blow

Vote: 5-0 approved, discussion below

The Town Council discussed police department needs for the event.

AGENDA ITEM #7792

Discussion with Action: Accept the quote from Kevin Lessard & Sons Electric in the amount of \$6,863.00 from account # 20140-50400, Street Light Expense with a balance of 148,597.77, for the lighting improvements to be installed in the Downtown Square.

Chair: Shawn O'Neill

Motion to approve: Vice Chair Blow

Second: Councilor Tousignant

Vote: 5-0 approved

AGENDA ITEM #7793

Discussion with Action: Approve the pole permit from Central Maine Power at 1 Randall Ave.

Motion to approve: Vice Chair Blow
Second: Councilor Reid
Vote: 5-0 approved

Chair: Shawn O'Neill

AGENDA ITEM #7794

Discussion with Action: To set the Public Hearing for Tuesday, November 15th, 2022, for the recently submitted Citizens Petition for Enactment of Ordinance amending Section 78-1279 Adult Use Marijuana Business.

Chair: Shawn O'Neill

Motion to approve: Vice Chair Blow
Second: Councilor Mead
Vote: 3-2 approved: discussion below

Roll called:
Vice Chair Blow, Councilor Reid, Councilor Mead - yes.
Chair O'Neill, Councilor Tousignant - no.

Chair O'Neill is not supporting the petition. He is unhappy with the negative feedback, threats to the council, and feels the town is working backwards.

ADJOURNMENT

Motion to approve: Councilor Mead
Second: Councilor Reid
Vote: 5-0 approved

FOLLOWED BY A TOWN COUNCIL WORKSHOP

Town Council will discuss Appendix A - Schedule of License, Permit and Application Fees.