



Town Council - Meeting Agenda

January 2nd, 2024 @ 6:30pm
Council Chambers - 1 Portland Avenue

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PLEDGE OF ALLEGIANCE:

ROLL CALL:

ACKNOWLEDGEMENTS:

GOOD & WELFARE:

PRESENTATION:

Jordan Miles, Finance Director – FY 2024 YTD Financial Status

ACCEPTANCE OF MINUTES:

Accept minutes of the 12/5/2023 Regular Town Council Meeting and the 12/12/2023 Town Council Workshop.

Chair: Shawn O'Neill

Tabled from 12/5/23

PUBLIC HEARING – ORDINANCE AMENDMENTS:

Shall the Town consider amending the Code of Ordinances,
Chapter 78, Article I,
Sec. 78-1; Article VI, Sections:

- 78-487 (6);
- 78-488 (1);
- 78-517 (8);
- 78-518 (9);
- 78-547 (7);
- 78-548 (1);
- 78- 577 (7);
- 78-578 (8);
- 78-607 (6);
- 78-608 (1);
- 78-717 (1) (p), (3) (d);
- 78-747 (1) (t), (3) (d);
- 78-802 (14);
- 78-803 (10);
- 78-832 (10);
- 78-833 (8);

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- 78-868 (a) (1) (e), (2) (e), (3) (e), (4) (d);
- 78-869 (a) (1), (b) (1), (c) (1);
- 78-902 (10);
- 78-903 (7) (a), (b);
- 78-962 (9);
- 78-963 (1);
- 78-992 (1);
- 78-993 (1);
- 78-1002 (7);
- 78-1003 (1);
- 78-1022 (2);
- 78-1023 (21);
- 78-1133 (4);
- 78-1134 (11);
- Article VII, Sec. 78-1272;
- Article VIII, Sec. 78-1383,

by adding the underscored language and deleting the strikethrough language. These amendments propose changes to comply with the state housing opportunity program law (LD 2003) to allow for additional density for affordable housing developments in certain areas, multiple dwelling units on lots designated for housing, and one accessory dwelling unit located on the same lot as a single-family dwelling unit in any area housing is permitted.

Chair: Shawn O'Neill

PUBLIC HEARING – BUSINESS LICENSE & APPROVALS:

Carla and James Jennison, (206-28-25), 20 School Street, one (1) year-round, short-term rental.

Kierstead Properties LLC, Stephen Kierstead, (206-10-2), 15 Fern Park Ave., three (3) year-round, short-term rentals.

William Kelly, (310-6-1-410), 39 West Grand Ave #410, one (1) seasonal short-term rental.

Wavelet Group LLC, King Weinstein, (205-1-25), 14-20 Portland Ave, eleven (11) unit inn.

Richard and Elizabeth Annese, (321-25-8), 12 Tioga Avenue, one (1) seasonal short term rental.

Nina Farley and Steffen Lizier, (308-1-220), 12 Evergreen Avenue, one (1) year round short term rental.

Adamo Properties LLC, Jason Adamo, (103-1-418), 9 Bouchard Court, one (1) year round short term rental.

Anny Sanchez-Rossetto and Andrea Rossetto, (312-15-20), 18 Atlantic Avenue, one (1) year round short term rental.

Lorrie Lutz, (102-3-6), 15 Ross Road, retail shop.

Alexander and Benjamin Fabish, (304-2-1), 1 Roussin Street, twenty six (26) seasonal short term rentals to year round short term rentals and eight (8) to remain seasonal short term rentals.

Chair: Shawn O'Neill

PUBLIC HEARING – SPECIAL AMUSEMENT PERMITS & APPROVALS:

Patron Mexican Restaurant, Anel Sema, (206-27-13), 8 Heath Street, live music inside Friday and Saturday 6pm to 9pm and DJ inside Friday and Saturday 9pm to 1am. (tabled from 12/5/2023 meeting)

Oceanside Grille @ the Brunswick, HFY Enterprises Inc, Thomas J. Lacasse, (310-6-1), 39 West Grand Ave, live entertainment inside and outside 1:00 pm to 12:30 am.

Chair: Shawn O'Neill

TOWN MANAGER REPORT

NEW BUSINESS:

AGENDA ITEM # 8061

Discussion with Action: Approve the Mutual Aid MOU between the Old Orchard Beach Fire Department and the City of Biddeford Fire Department.

Chair: Shawn O'Neill

AGENDA ITEM # 8062

Discussion with Action: Approve the Mutual Aid MOU between the Old Orchard Beach Fire Department and the Town of Scarborough Fire Department.

Chair: Shawn O'Neill

AGENDA ITEM # 8063

Discussion with Action: Accept the quote from M.S. Babin Carpentry in the amount of \$8,300.00 for the repair of the Police Department garage mezzanine from account # 20131-50450 Police Department Building Repair with a balance of \$29,283.21.

Chair: Shawn O'Neill

AGENDA ITEM # 8064

Discussion with Action: Accept the quote from Casco Bay Ford in the amount of \$70,528.00 for a 2024 Ford F-550 truck cab chassis and the quote from Messer for an aluminum platform body, plow install, and a liftgate in the amount of \$24,135.50 for Public Works. The total purchase price of \$94,663.50 will be financed through a lease-purchase agreement with Gorham Leasing Group at 5.74% (tax exempt) with 5 annual payments in the amount of \$21,102.76 from account # 20197-50330 Debt Service Equipment Replacement with a balance of \$250,995.20.

Chair: Shawn O'Neill

AGENDA ITEM # 8065

Discussion with Action: Approve the quote from AC Electric in the amount of \$5,120.00 for the repair of pump #4 at the West Grand Pump Station from account # 20161-50330 Wastewater Equipment Replacement with a balance of \$14,990.70

Chair: Shawn O'Neill

AGENDA ITEM # 8066

Discussion with Action: Approve the quote from Peter Petit Excavating Inc. in the amount of \$24,450.00 for the emergency repair of the Rousin Street Sewer System from account #30181-50551 Sewer Reserve Fund Expense Account with a balance of \$963,037.84.

Chair: Shawn O'Neill

AGENDA ITEM # 8067

Discussion with Action: Approve the quote from Kevin Lessard and Sons in the amount of \$5,876.04 for repairs to the exterior lighting at the Public Works Building from account #20151-50450 Public Works Department Building Repair and Maintenance with a balance of \$14,156.55.

Chair: Shawn O'Neill

AGENDA ITEM # 8068

Discussion with Action: Approve the quote from Weirs GMC in the amount of \$7,300 to repair the transmission on the 2017 GMC Truck from account number 20151-50452 Public Works Department Operating Equipment with a balance of \$68,700.26.

Chair: Shawn O'Neill

AGENDA ITEM # 8069

Discussion with Action: Approve the new private street name of Bogey Way for a two (2) single-family dwelling development on Dunegrass Hole #16 accessed from Ross Road.

Chair: Shawn O'Neill

AGENDA ITEM # 8070

Discussion with Action: Accept the resignation, with regret, of Dawn-Marie Dunbar from the Conservation Commission and appoint Mary Pat Donnellon as an alternate member to the Conservation Commission, term to expire 12/31/2024.

Chair: Shawn O'Neill

AGENDA ITEM # 8071

Discussion with Action: Set a public hearing date of January 16th, 2024 to amend the Code of Ordinances, Section 54-187, Old Salt Road, from Temple Avenue to Spring Street and Spring Street, from Temple Avenue to Old Salt Road, restricting vehicles to a gross weight of 9,000 pounds or less, unless they are emergency or municipal vehicles.

Chair: Shawn O'Neill

AGENDA ITEM # 8072

Discussion with Action: Consider the request from 24 LRR, LLC to accept title through a warranty deed a strip of land along Little River Road and to accept and establish that land as part of an expanded town way along Little River Road. As described in the Deed from 24 LRR, LLC to the Town of Old Orchard Beach, Maine dated _____.

Chair: Shawn O'Neill

AGENDA ITEM # 8073

Discussion with Action: Shall the Town approve a revised Contract Zone Agreement between Seacoast Land Acquisitions, LLC and the Town of Old Orchard Beach, for the property located at 63-91 E. Emerson Cummings Blvd, MBL: 207-1-2, in the PMUD district, pursuant to 30A M.R.S.A., Section 4352 (8), Chapter 78, Section 78-31 and Chapter 78, Article IX of the Old Orchard Beach Zoning Ordinance, and Section 410 of the Old Orchard Beach Charter. The purpose of the Contract Zone is to allow the establishment of a 61-unit single-family condominium project. The revisions change from the warranty deed reference to a purchase and sale agreement reference and change language to ensure future planning board plan approvals are incorporated into the agreement.

Chair: Shawn O'Neill

AGENDA ITEM # 8074

Discussion with Action: Renew the liquor license for the Oceanside Grille @ the Brunswick, HFY Enterprises INC, Thomas Lacasse, (310-6-1) 39 West Grand Avenue, m-s-v in a class A restaurant/lounge.

Chair: Shawn O'Neill

AGENDA ITEM # 8075

Discussion with Action: Council to communicate to Town Manager guidance regarding the FY25 Municipal Budget pursuant to Charter, Article VII, Sec 702.

Chair: Shawn O'Neill

ADJOURNMENT

Chair: Shawn O'Neill