



Town of Old Orchard Beach
Office of the Town Manager

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www.oobmaine.com/town-council

Regular Town Council Meeting Minutes

October 15, 2024

I, Tim Fleury, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of 12 pages is a copy of the original minutes from the regular meeting of the Old Orchard Beach Town Council held on 10/15/2024.

Prepared By:	Tim Fleury
Approved By:	Old Orchard Beach Town Council
Approval Date:	12/3/2024

Respectfully
Submitted,

Tim Fleury
Town Council
Secretary



Town Council - Meeting Agenda

October 15th, 2024 @ 6:30pm
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:

ROLL CALL: Tim Fleury called roll. The Following individuals were present

Chairman Shawn O'Neill
Vice Chair Kenneth Blow
Councilor Connor Rague
Councilor V. Louise Reid
Councilor Mike Tousignant

Town Manager Diana Asanza
Council Secretary Tim Fleury

ACKNOWLEDGEMENTS:

Chairman O'Neill – great thank you from Council to deputy election clerks for absentee voting efforts.

Last day to request absentee ballots is October 31st.

GOOD & WELFARE:

PRESENTATION:

ACCEPTANCE OF MINUTES:

Accept the minutes from the 10/1/2024 Regular Town Council Meeting.

Chair: Shawn O'Neill

Motion to approve: Councilor Tousignant

Second: Councilor Rague

Vote: 5-0

PUBLIC HEARING – BUSINESS LICENSE & APPROVALS:

Nate DelGiudice, (103-1-23), 188 Portland Avenue, one (1) year-round short-term rental.

South Loring, LLC, Robert Slattery, (203-1-1), 8 Portland Avenue, three (3) year-round rentals.

Haitham Farhan, (205-1-30), 58 Portland Avenue, two (2) year-round short-term rentals.

Wishearth Maine House, LLC, Stephan Wishearth, (205-19-23), 10 Smith Avenue, one (1) year-round rental.

Lounes Yacoub, (304-7-1), 78 East Grand Avenue Unit 103, one (1) year-round

rental.

Diana Bradway, (302-7-1-8), 152 East Grand Avenue Unit 8, one (1) year-round short-term rental.

Stephen Caiazzo, (323-9-7), 28 Randall Avenue, one (1) year-round short-term rental.

Thomas Curley, (324-16-4), 6 Temple Avenue, one (1) year-round short-term rental.

TF Properties, LLC, Anthony Fernandez, (201-3-1), 6 Little River Road, one (1) year-round short-term rental.

64 Saco Ave, LLC, Carol Curry, (206-10-7), 64 Saco Avenue, one (1) year-round short-term rental.

Drew Gough, (105A-1-820), 2 Mickelson Way, one (1) year-round short-term rental.

Chair: Shawn O'Neill

Chairman O'Neill opened the hearing at 6:33 pm

Motion to approve: Vice Chair Blow

Second: Councilor Reid

Vote: 5-0

Chairman O'Neill closed the hearing at 6:33 pm

TOWN MANAGER REPORT

NEW BUSINESS:

AGENDA ITEM #8630

Discussion with Action: Shall the Town Council cancel the regularly scheduled November 5th Town Council meeting for Election Day.

Chair: Shawn O'Neill

Motion to approve: Councilor Tousignant

Second: Councilor Reid

Vote: 5-0

AGENDA ITEM #8631

Discussion with Action: Approve the quote from Eastern Salt Company for the purchase of sodium chloride bulk road salt at \$74.74 per ton from account #20151-50515 Road Salt – Winter with a balance of \$85,000.00.

Chair: Shawn O'Neill

The Town purchases salt for winter road treatment through a regional purchasing agreement administered through the State of Maine Department of Administrative and Financial Services Division of Procurement Services.

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

AGENDA ITEM #8632

Discussion with Action: Approve the quote from Peter Petit Excavating, Inc. in the amount of \$49,750.00 for the replacement of damaged sewer line on Central Park Avenue from account #50002-50508 CIP Sewer Maintenance/Improvement with a balance of \$1,212,930.52.

Chair: Shawn O'Neill

The Tri-Community camera inspected the line on Central Park Avenue and found multiple issues. The department sought quotes from three contractors Peter Petit Excavating, Gorham Sand and Gravel and Shaw Bros., to replace 150' of sewer pipe, and tie in 6 lateral residential services.

Peter Petit Excavating was low bid at \$49,750, Gorham Sand and Gravel bid \$174,500 and Shaw Bros declined to bid the project because of their schedule.

Motion to approve: Councilor Tousignant

Second: Councilor Rague

Vote: 5-0

AGENDA ITEM #8633

Discussion with Action: Shall the Town grant a sanitary sewer easement along a portion of Portland Avenue from Bordeaux Avenue to the existing sewer manhole located 268.31 feet southeasterly along Portland Avenue to Mark R. Bureau and Claire R. Bureau to replace a private sanitary sewer force main to Serve Red Oak Subdivision, Phase III.

Chair: Shawn O'Neill

This sewer easement is for a private sewer force main to be installed for Red Oak subdivision to be run along Portland Avenue within the public right of way (ROW). This easement is being requested by Mark and Claire Bureau for the connection of a private sewer extension to the Town's public sewer system. The WW Director and the Town's engineer are in agreement with the sewer construction as the best possible solution for the subdivision.

Motion to approve: Vice Chair Blow

Second: Councilor Rague

Vote: 5-0

AGENDA ITEM #8634

Discussion with Action: Set the Public Hearing date of November 19, 2024, to consider a request from Homewood Park Road Association to accept title and to accept and establish as town ways those developed portions of Homewood Blvd, Kapok St, and Juniper St together with all rights appurtenant thereto and all improvements situated therein or thereon, including, without limitation, any and all stormwater runoff systems, electrical, water, sewer, gas, or other utility infrastructure, bollards, lamp posts, lights and lighting facilities; expressly including any and all stormwater infrastructure shown on a plan entitled "Plan of Street Rights of Way Homewood Park, Portions of Homewood Boulevard, Juniper Street, and Kapok Street, Old Orchard Beach, Maine" prepared by Jones and Associates, last revised February 21, 2018, except the ponds shown on "Pond #1 Easement Area" located on Lots 14, 15, 17 and 18 and "Pond #2 Easement Area" located on Lots 7, 8 and 9. As described in the Quitclaim Deed Without Covenant from Homewood Park Road Association to the Town of Old Orchard Beach, Maine, dated, _____.

Chair: Shawn O'Neill

Homewood Park is a residential project originally established during the 1960's consisting of several hundred quarter acre lots laid out in a grid plan with one central street (Homewood Blvd) connecting each of the blocks. Little development occurred until the 1980's and 1990's when single-family dwellings began to occupy the lots.

Over the past year Councilor Blow and Town staff have worked with the developer to complete the pending work. The Town Planner has been working with the homeowner's association on the street acceptance process.

Motion to approve: Councilor Rague
Second: Councilor Tousignant
Vote: 5-0

Chairman O'Neill thanked the Town officers and residents of the neighbor for their hard work in bringing this to the Town.

The Council discussed the progress so far and the potential for more development in the area. One lot left in the acceptance area.

Councilor Tousignant inquired about the current phase of building and potential for more phases. Graham Rober answered Council questions regarding the development.

AGENDA ITEM #8635

Discussion with Action: Set the public hearing date of November 19th, 2024, to Repeal and Replace the General Assistance Ordinance, last amended January 17th, 2017.

Chair: Shawn O'Neill

This item increases the maximum assistance available to residents in the General Assistance program. These levels are based on the recommendation of the Maine Department of Health and Human Services and Maine Municipal Association.

The previous agenda item at the 10/1/2024 meeting setting the public hearing for tonight's meeting would not have left enough time to properly notice the public hearing so it is being pushed back to the 11/19/2024 Town Council Meeting to meet all posting standards set by Charter.

Motion to approve: Vice Chair Blow

Second: Councilor Reid

Vote: 5-0

ADJOURNMENT

Chair: Shawn O'Neill

Motion to adjourn: Councilor Rague

Second: Councilor Reid

Vote: 5-0