



**Town of Old Orchard Beach**  
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# **Town Council Workshop Minutes**

*February 20th, 2025*

I, Tim Fleury, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of 8 pages is a copy of the original minutes from the workshop of the Old Orchard Beach Town Council held on 2/20/2025.

Prepared By:	Tim Fleury
Approved By:	Old Orchard Beach Town Council
Approval Date:	3/4/2025

Respectfully  
Submitted,

Tim Fleury  
*Town Council*  
*Secretary*



## **Town Council Workshop Agenda**

**February 20<sup>th</sup>, 2024 @ 6:00pm**  
**Council Chambers - 1 Portland Avenue**

*[www.oobmaine.com/town-council](http://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](http://oobmaine.com).)*

The Town Council will be hosting a workshop on Tuesday, February 20<sup>th</sup>, at 6:00pm in the Town Council chambers to discuss proposed changes to the parking ordinances including changing parking fines for expired meters; parking on Atlantic Avenue, Union Avenue, Veteran's Square and Town Hall; new parking permit in the Parking Permit Policy; and a change in fee for the Temporary Permit.

Additionally, the Council will be discussing changes to the ordinances relating to J1 housing.

Chair: Shawn O'Neill

Chairman O'Neill opened the workshop at 6:01 pm.

Town Manager Asanza started the workshop by introducing Anne Randall, J1 Coordinator, and Tom Bonanno, Executive Director Oceanwood Camp and Conference Center, and gave a brief overview of the project. Tom gave a quick

overview of what Oceanwood has done in the last 6 months for the upgrades to the facility. Major items – access road improvements for emergency access, electrical upgrades, structural upgrades to cabins, and adding appliances to cabins. 11 cabins and 1 director's hut. Currently, they can fit 3 people in each cabin. Councilor Rague – are these comparable to existing housing options? – Anne Randall – more of a wooden, camp feel but a good communal atmosphere. Vice Chair Blow – does this need an ordinance change? Town Manager Asanza – yes to allow a separate bathroom and kitchen area which would increase occupancy – Vice Chair Blow – are there any other properties that this would apply to? Rick Haskell – not that currently exists – Councilor Tousignant – 33 people currently but up to 44 people, bathroom facilities in the area but not in cabins – How are that many people going to be using the kitchen at the end of the work day? – concerns – Tom Bonanno – 2 separate kitchen facilities, bath house will have fridge/freezer hot plates, microwaves, toaster oven. Rec hall 25 yards down the road will have similar facilities. Councilor Tousignant – standalone house? Tom Bonanno- not available until mid-June, cabins mid-May – Town Manager Asanza – timing on home will not work for police cadets – Police Chief Chard – cadets come in the second week of May – wouldn't work – Councilor Tousignant – Is the charge for this reasonable for the students? – Tom Bonanno – per bed, per week, \$200 total per week, employers would share cost with students – Councilor Tousignant – is that similar to current weekly rents? OOB is expensive to live in – Anne Randall – currently students are paying \$130-\$150 per week per bed – employers typically pay portion of rent – Chairman O'Neill – average student cost per week? – Anne Randall – unknown each employee housing is different – state dept. says students pay typically \$130-150 – Vice Chair Blow – heat and AC? – Tom Bonanno – no AC but window fans, no heat in cabins – Vice Chair Blow – housing is a serious issue for J1 students, but want to make sure it is good for the students and not causing issue further down the line – Anne Randall – started committee with 5

employers from town, they shared that they contribute to housing costs but not what exact costs are –

Cindy Yuri – employer of J1 students – house own employees – how many employers have shown interest? – Tom Bonanno – currently has 8/9 beds reserved – no discussion on employer contributions at this point – Cindy Yuri – concern about happiness of employees and \$200 rate – Vice Chair Blow – how are bathroom facilities set up at this point? Showers, sinks, toilets etc. – Tom Bonanno – men's and women's separate facilities, 2 showers and 2 toilets in each facility – what is the current code? – Rick Haskell – with current code they could do 33. Anne Randall – security of facility, part of her position oversees management of sites, resident assistants at home and at family colony (cabin) site, would be in lieu of rent – mini fridge in each cabin, large fridges in bigger kitchen areas – Councilor Rague – most eat meals at work and aren't cooking large meals at residences – sounds like an upgrade to existing housing options anecdotally – Town Manager Asanza – according to state dept, kids are here for a cultural exchange program first and working is secondary – communal living arrangement is good for that program – Councilor Tousignant – 4 toilets and 4 showers seem like a small amount for 33 people – concern is it has to be policed 24/7 – Palace Playland houses J1's on Milliken St and needs someone at all times to watch over kids and prevent difficulties – Chairman O'Neill – not worried about cooking facilities as most kids live in motel rooms, concerned about no heat or AC and limited shower and toilet facilities – Councilor Tousignant – J1's staying at motel policed much differently than this option – concern that kids are here to have a good time too – Anne Randall – Oceanwood is a dry campus – Vice Chair Blow – how does the PD feel about this? – Police Chief Chard – hard to say, few complaints on Milliken Street with their J1's – can't speculate on if it would work or not, haven't tried it yet – lighting could be an issue – Vice Chair Blow – what would happen if students get in trouble with PD? Anne Randall – disruption in living

situation/employment will cause student to leave program and go home – Vice Chair Blow still has concerns but commends Anne Randall and Tom Bonanno for coming forward with options for housing students, it is an issue but don't want to create more of an issue – Rick Haskell – changes to ordinance include – having kitchen available 24 hours a day, current cabins have roughly 30 sq. feet less living area than what is required but with the separate kitchen area it would meet living area requirements – Vice Chair Blow – if this doesn't change, does it limit the number of students that can come or does it just make it harder to find housing? – Anne Randall – a little bit of both – would allow Oceanwood to have more J1's for their staff – Vice Chair Blow – what number would work per cabin for Oceanwood financially? – Tom Bonanno – would have to look at cost/revenue breakdown – no alcohol on campus – Anne Randall – ran youth camps for 30 years with staff roughly the same age, can be convinced to follow rules, long ride home and expensive leaving program – Tom Bonanno – campus rules would apply to all residents there – quiet hours, etc. – Vice Chair Blow – concerns on heating/cooling but can work around – bathroom facilities are his biggest concern – Anne Randall – bathrooms are close to cabins – Rick Haskell – staggered schedules for students working not all wanting to use kitchen/bathroom facilities at same time – Councilor Tousignant – concern on J1 problems with partying – majority working multiple jobs in OOB – wants to make sure Anne Randall understands what potential problems can be – agrees housing is an issue but logistics need to be reviewed – Vice Chair Blow – more comfortable to see 3 or less in each unit – not concern with the pricing, most concerned with the bathroom facilities

Chairman O'Neill thanked all for their time bringing this to Council's attention – moved to parking topic

Town Clerk McLaughlin – explained packet given to Council and slide copies –

she discussed the topics presented tonight (slides attached)

**Fine increase** – people will pay the fine and park all day in one spot because it's cheaper than paying at a lot – Vice Chair Blow – would like to know how many more tickets are being written on Old Orchard Street and if it's an issue only on Old Orchard St. or if its town wide at all meters – Vice Chair Blow – can't support \$50 from \$30 – worried tourism will take a hit if people are being fined more – Greg Bunce, Parking Supervisor – other Towns are \$50/60/30 along coast – Councilor Rague – is it worse that someone takes up a space all day and no one else can park there or if we scare people away with a higher fine – Police Chief Chard – 30 minute parking was designed for more turnover on Old Orchard Street – Vice Chair Blow – would be good with \$50 fine on that specific street – Chairman O'Neill – would like to see meters back on Old Orchard Street before moving to \$50 fine – heard complaints that 30 minutes isn't long enough to visit restaurants – Town Clerk McLaughlin – heard that as well – Councilor Tousignant – how many tickets are being written on Old Orchard St for over 30 minutes? Maybe an hour is better – doesn't support going up from \$30 – Police Chief Chard – found people were parking on OOS and going to beach all day and paying the \$30 fine instead of paying at lots – Councilor Tousignant – how big of an issue is it? – Police Chief Chard – only the first summer, word will get out – Vice Chair Blow – issue around all spaces, town parking lots – Councilor Tousignant – feels 30 minutes isn't enough, make it 1 hour and increase fine to \$75 – Town Manager Asanza – would \$40 be supported on all meters? – Councilor Tousignant – can't believe that it's as big of an issue – Town Clerk McLaughlin – 1 hours and \$50 fine? – Chairman O'Neill – purpose with free 30-minute parking was to get cars to move – adding more free parking around town to help businesses – Town Manager Asanza – \$170k less revenue from no meters on Old Orchard Street – lots of voided tickets due to new rules in first summer – Councilor Rague – if giving parking away for free, they should be penalized for abusing free parking

it – Police Chief Chard – changes were brought forward for abuse of people parking all day for single \$30 fine – Councilor Tousignant – should be raising metered parking fees from \$3 to gain income – Vice Chair Blow – agreed but need to address Old Orchard Street – would like to increase fine – Councilor Tousignant – 1 hour \$65 – Vice Chair Blow – good with hour, concern on fine – Chairman O'Neill – increasing time doesn't accomplish turnover that was original issue – consensus on Old Orchard Street to change? – Councilor Rague – 30 minutes higher fine, Vice Chair Blow – 1 hour higher fine, Councilor Tousignant 1 hour higher fine, – Town Manager Asanza – issue brought up because people were abusing \$30 fine to park all day – would like to see \$50 fine – Chairman O'Neill supports \$50 fine across board – Vice Chair Blow – supports \$50 but would also like to see 1 hour on Old Orchard Street but the two don't have to be attached – CONSENSSES – \$50 fine increase across the board

**Atlantic Avenue** – Chairman O'Neill – brought situation to Council for public safety concerns, too narrow on road with parking on both sides, concerned on emergency vehicles getting down road – 2 cars cannot pass during busy season – can't back out of driveways, pedestrian issues – Vice Chair Blow – problem for many years – concern on removing on street parking that residents have relied on for years that don't have parking at home – Councilor Tousignant – it has changed from residential areas to apartments and short term rentals with increased parking needs – Vice Chair Blow – not concerned with short term rentals, concerned on full time residents – West Grand to beach on Union, how many are short term rentals –

Town Manager Asanza – permit items on agenda tonight are time sensitive – Atlantic and Union can be discussed further at another meeting but permit item is time sensitive – Chairman O'Neill good to move forward but didn't want to forget it, Vice Chair Blow agrees –

**Town Hall and Veteran's Square** – Town Clerk McLaughlin explained the current parking around Town Hall – issue running into: employees aren't able to park during peak seasons – proposed employee-only parking in the large parking area – sticker on windows for employees – Vice Chair Blow – will have to be resigned – Vice Chair Blow – employee only and \$100 fine

**Parking Permit Policy** – Town Clerk McLaughlin – proposed new permit – \$1000 permit – Ron Hankel – Ross Rd – use parking lot at dog lot every day – frustration paying for resident permit and can't use at dog park during weekends and parking during events – needs to be a place for residents to park that is less than private parking lot fees – has respect for parking staff and they all do a great job – Councilor Rague – during the event weekends, operationally could the resident permits park on street? – Ron Hankel – not an issue during non-event weekends – Councilor Tousignant – could the new permit be taken off of Memorial Park? – reserved spots for dog park? How many would be needed? – Ron Hankel – five spots would be enough – Town Clerk McLaughlin – currently 4 free timed spots for Memorial Park, 1 hour – ordinances say five, Consensus – good to add new permit

**Temp Permit Fee** – proposed to raise from \$50 to \$75 – sold 295 last year – Vice Chair Blow – proposed \$100 – Council consensus \$100.

Chairman O'Neill thanked all for attending workshop and adjourned at 8:23pm.