



Town Council - Meeting Agenda

January 6th, 2026 @ 6:30pm
Council Chambers - 1 Portland Avenue

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**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:

ACKNOWLEDGEMENTS:

GOOD & WELFARE:

ACCEPTANCE OF MINUTES:

Accept the minutes of the 12/9/2025 and 12/16/2025 Regular Town Council Meetings.

Chair: Shawn O'Neill

PUBLIC HEARING – ORDINANCE AMENDMENTS:

Public Hearing: Shall the Town amend the Code of Ordinances, Chapter 18, Businesses, Article II, Licenses adding definitions for commercial rental license, rent, and residential rental license; changing the name of Chapter 18 from Businesses to Licensing; adding to Section 18-31, License Required, Expiration clarifying the residential rental license, commercial rental license, and business license; and deleting the following from Section 18-33 Application (a) (5): “unless the applicant has previously received a license under this article for the same business or activity at the same location and the license has been applied for prior to April 30 of the expiration year”.

Chair: Shawn O’Neill

Public Hearing: Shall the Town amend the Code of Ordinances, Chapter 18, Article V (Parking Lots), Division 1, Sections 18-231 – 18-235; Chapter 38, Article X (Habitation of Temporary Structures and Vehicles), Sections 38-295 – 38-300; Chapter 50, Article IV (Obstruction of Public Places), Sections 50-241, 250, 251. The purpose of all three ordinances is to prohibit or limit people from living and sleeping in vehicles and temporary structures on public and private property.

Chair: Shawn O’Neill

PUBLIC HEARING – BUSINESS LICENSE & APPROVALS:

Maureen Duca, 305-4-1-401, 1 Cleaves Street #401, 1 Year-Round Short-Term Rental.

Maegan Nelson, 210-1-20-33, 39 Smithwheel Road #33, 1 Year-Round Rental

Chair: Shawn O’Neill

PUBLIC HEARING – SPECIAL AMUSEMENT PERMITS & APPROVALS:

Dunegrass Golf Club, Dominator Golf LLC, 105A-1-200, 65 Wild Dunes Way, Weddings and Events, Inside and Outside, 4:00pm to 10:00pm, Sunday thru Saturday. (no change)

Chair: Shawn O’Neill

TOWN MANAGER REPORT

NEW BUSINESS:

AGENDA ITEM #8916

Discussion with Action: Discussion with Action: Re-appoint Tina Kelly as the Alternate Business Owner to the Business License Administrative Board, term to expire 12/31/2027; re-appoint Mary Pat Donnellon, Lou Valentine, Winthrop Winch, Jean Leclerc, Peter Guidi, and George Kerr to the Comprehensive Plan Committee, terms to expire 12/31/2027; re-appoint Charles Backus as an alternate member of the Conservation Commission, term to expire 12/31/2028; re-appoint Kim Schwickrath, Donald Comoletti and Richard Pelleter as regular members of the Design Review Committee, terms to expire 12/31/2027; re-appoint Terrence Gallagher and Holly Korda as regular members of the Finance Committee, terms to expire 12/31/2027; re-appoint David Walker and Robin Dube regular members of the Planning Board, terms to expire 12/31/2027; reappoint Stan Defreese regular members of the Zoning Board of Appeals, term to expire 12/31/2028.

Chair: Shawn O’Neill

AGENDA ITEM #8917

Discussion with Action: Renew the liquor license for Dunegrass Golf Club, Dominator Golf LLC, 105A-1-200, 65 Wild Dunes Way, On-Premises: Beer, Wine & Spirits

Chair: Shawn O'Neill

AGENDA ITEM #8918

Discussion with Action: Approve the contract between the Town of Old Orchard Beach and the Old Orchard Beach Police Patrolmen's Association effective July 1, 2025, through June 30, 2028.

Chair: Shawn O'Neill

AGENDA ITEM #8919

Discussion with Action: Approve and grant an abatement for Map/Block/Lot: 103-5-4 in the amount of \$369.92 for FY25 real estate taxes to reflect the correct assessed value as determined by the assessor.

Chair: Shawn O'Neill

EXECUTIVE SESSION:

The Town Council will be holding an Executive Session for the discussion or consideration of the condition, acquisition or the use of real or personal property permanently attached to real property or interests therein or disposition of publicly held property or economic development only if premature disclosures of the information would prejudice the competitive or bargaining position of the body or agency under Title 1 M.R.S.A. Section 405 (6) (C) and the Council anticipates that the discussion will be held in executive session.

Chair: Shawn O'Neill

EXECUTIVE SESSION:

The Town Council will be holding an Executive Session for the discussion or consideration of the employment, appointment, assignment, duties, promotion, demotion, compensation, evaluation, disciplining, resignation or dismissal of an individual or group of public officials, appointees or employees of the body or agency under Title 1 M.R.S.A. Section 405 (6) (A), and the Council anticipates that the discussion will be held in executive session.

Chair: Shawn O'Neill

ADJOURNMENT

Chair: Shawn O'Neill