



Town of Old Orchard Beach
Office of the Town Manager

1 Portland Ave, Old Orchard Beach, Maine

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www.oobmaine.com/town-council

Regular Town Council Meeting Minutes

January 20, 2026

I, Tim Fleury, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of 23 pages is a copy of the original minutes from the regular meeting of the Old Orchard Beach Town Council held on 1/20/2026.

Prepared By:	Tim Fleury
Approved By:	Old Orchard Beach Town Council
Approval Date:	2/3/2026

Respectfully
Submitted,

Tim Fleury
Town Council
Secretary



Town Council - Meeting Agenda

January 20, 2026 @ 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 were present:

Kenneth Blow, Vice Chair
Connor Rague, Councilor
Michael Tousignant, Councilor
Jay Kelley, Councilor

Diana Asanza, Town Manager
Tim Fleury, Town Council Secretary

Chairman O'Neill has an excused absence.

Need a motion to add an emergency agenda item #8939

Motion: Councilor Tousignant

Second: Councilor Kelley

Vote: 4-0

Discussion with Action: Confirm the Appointment of Jason LeBreton as Wastewater Superintendent effective January 19, 2026, at an annual salary in the amount of \$104,124.80.

Motion: Councilor Kelley

Second: Councilor Rague

Vote: 4-0

ACKNOWLEDGEMENTS:

Jason Webber – Recreation Department 2025 Sandcastle Awards.

GOOD & WELFARE:

Mark Koenigs – 38 Fern – Conservation Commission – built new parking lot on Ahearn Acres on Portland Road – Public Works helped by building a new trail for the Conservation Commission – opportunity for grant application through Maine Trails Program – applications due June 30th – pursuing grant. Information on Conservation Commission’s social media for trail input from public. Agenda Item #8922 – Mr. Koenigs spoke on his experiences with unhoused community on Conservation Commission trails.

Val Philbrick – 4 Goosefare Drive – Ms. Philbrick expressed her thanks for the mobile home rent stabilization ordinance and gave an example of a statewide ordinance template – water issues in park – Code Office has been inspecting issues. Wanted to thank new park owners for fixing issues as they present themselves.

PRESENTATION:

ACCEPTANCE OF MINUTES:

Approve the minutes from the 1/6/2025 Town Council Regular Meeting.

Chair: Shawn O'Neill

Motion to approve: Councilor Rague

Second: Councilor Kelley

Vote: 4-0

PUBLIC HEARING – BUSINESS LICENSE & APPROVALS:

Melissa Morrill, 14 Pine Valley OOB LLC, 105A-2-3-14, 1 Year-Round Short-Term Rental

August Salom, 212-1-15, 14 Melvin Avenue, 1 Year-Round Rental

Michael Swan, 210-1-21, 43 Smithwheel Road, 2 Year-Round Short-Term Rentals

Chair: Shawn O’Neill

Vice Chairman Blow opened the hearing at: 6:56 pm

Motion to approve: Councilor Tousignant

Second: Councilor Rague

Vote: 4-0

Vice Chairman Blow closed the hearing at: 6:57 pm

PUBLIC HEARING – SPECIAL AMUSEMENT PERMITS & APPROVALS:

Oceanside Grill @ The Brunswick, HFY Enterprises Inc, 310-6-1, 39 West Grand Avenue, Live Entertainment, Inside and Outside. 1:00pm to 12:00am. Sunday thru Saturday (no change).

Lone Pine Brewing Company, Lord Hobo Brewing Company LLC, 305-6-1, 32 East Grand Avenue, Acoustic Performances, Outside, 12:00pm to 8:00pm. Sunday thru Saturday (no change).

Chair: Shawn O'Neill

Vice Chairman Blow opened the hearing at: 6:57 pm

Motion to approve: Councilor Rague

Second: Councilor Kelley

Vote: 4-0

Vice Chairman Blow closed the hearing at: 6:57 pm

TOWN MANAGER REPORT

NEW BUSINESS:

AGENDA ITEM #8920

Discussion with Action: Move Erin Moriarty from an alternate member to a regular member of the Planning Board, term to expire 12/31/2028; appoint Brian Cloutier as a regular member of the Planning Board, term to expire 12/31/2028.

Chair: Shawn O'Neill

Motion to approve: Councilor Kelley

Second: Councilor Rague

Vote: 4-0

AGENDA ITEM #8921

Discussion with Action: 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

Town staff identified the need to clarify sections of Chapter 18, Businesses, to better represent business activities in Old Orchard Beach.

Town Manager Asanza explained the purpose for the ordinance amendments and gave a quick history of the changes.

Vice Chairman Blow – single business that occupies multiple MBLU’s only needs a single license.

Councilor Tousignant – asked for clarification on solid waste removal.

Motion to approve ordinance with amendments:

Section 18-26:

- Remove the words “Commercial and” in the business license definition
- Remove the definition for Commercial rental license
- Remove the words “and, up to and including 4-unit buildings” and add the words “and condotels” to the definition of Residential rental

license

Section 18-31:

- Remove section 18-31 subsection A, subsection 2 “Commercial rental license (see definition). A separate license is required for each Assessing Map ID Map/Block/Lot/Unit.”

Motion: Councilor Rague

Second: Councilor Tousignant

Vote: 4-0

AGENDA ITEM #8922

Discussion with Action: 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

- The purpose of the ordinance amendments is to prohibit or limit living and sleeping in vehicles and temporary structures while on public land, private land, and commercial parking lots.
- The reason why the ordinance amendments have been developed is the town has experienced an increase in use of vehicles and temporary structures for sleeping and living purposes, especially during the summer tourist season. Housing such as this creates public safety problems including dumping trash and human waste; there is lack of sanitation facilities; there are safety and security concerns.
- Without clear standards regulating living and sleeping in vehicles and temporary structures, the town has few options to address the problems and concerns.
- In response, the PD worked with planning to develop ordinance language to assist with their efforts.
- One important note- when drafting the ordinance, we were concerned if the ordinance violates the constitutional rights of homeless people. Based on our research and discussion with the town attorney it does not because it does not target a specific class of people and does not criminalize the status of a person who is homeless.

Motion to approve: Councilor Tousignant
Second: Councilor Kelley
Vote: 4-0

AGENDA ITEM #8923

Discussion with Action: Authorize the Town Manager to enter into the Animal Shelter Agreement for Fiscal Year 2027 with the Animal Welfare Society for the purpose of providing shelter for stray and lost domesticated companion animals located within the Town of Old Orchard Beach, in the amount of \$13,856.86 from account #20131-50310 Service Contracts Expense.

Chair: Shawn O'Neill

This is an annual agreement under the Police Department budget for the purpose of providing shelter for stray, abandoned and lost animals, and the funding will be included in the FY 27 budget process.

Motion to approve: Councilor Rague

Second: Councilor Kelley

Vote: 4-0

AGENDA ITEM #8924

Discussion with Action: Vote on the Settlement Agreement between Dominator Golf, LLC v. Town of Old Orchard Beach, Karen L. Fortier, George Greene.

Chair: Shawn O'Neill

The settlement agreement is from a complaint filed by Dominator Golf, LLC against the Town and Town Assessors.

Motion to approve: Councilor Rague

Second: Councilor Tousignant

Vote: 4-0

AGENDA ITEM #8925

Discussion with Action: Amend the Town of Old Orchard Beach Parking Permit Policy 23-1, to include a \$40 Resident Senior Citizen parking permit and amend the Schedule of Fees to include the \$40 Resident Senior Citizen parking permit.

Chair: Shawn O'Neill

There have been resident requests for a Senior Parking Permit and with input from the Police Department, Parking Enforcement, Town Clerk, the Town Manager's office, and Town Council, a reduced rate Senior Citizen parking permit was developed.

This permit includes the same permissions as the \$75 Resident Permit: Milliken Street parking lot, Memorial Parking lot, and on-street parking for 6 hours. There is a limit of one (1) permit per household and the permit is non-transferable. This is available for residents age 65 and older at an annual fee of \$40.

Motion to approve: Councilor Kelley

Second: Councilor Rague

Vote: 4-0

AGENDA ITEM #8926

Discussion with Action: To award the agreement to HR Maine Consulting, Betsy Oulton, for recruiting services for the Town Manager's position in the amount of \$8,000 from account number 20118-50350 Contingency Expense with a balance of \$152,090.96.

Chair: Shawn O'Neill

Motion to approve: Councilor Kelley with regret

Second: Councilor Tousignant

Vote: 4-0

The following 12 items are waivers of foreclosure for mobile homes located in mobile home parks in Town. The reason for waiving foreclosure is to minimize the Town's liability of having to pay monthly rental fees including delinquent rental fees, past and future mobile home park assessments, and the cost for removal of a mobile home if required.

AGENDA ITEM #8927

Discussion with Action: Authorize the Treasurer, per 36 M.R.S.A., subsection 944, to record a waiver of foreclosure in the Registry of Deeds for the property at 87 Ryefield Drive, Assessors record T0040-00000-00000, Gale Madore, owner.

Chair: Shawn O'Neill

Motion to approve: Councilor Rague

Second: Councilor Kelley

Vote: 4-0

AGENDA ITEM #8928

Discussion with Action: Authorize the Treasurer, per 36 M.R.S.A., subsection 944, to record a waiver of foreclosure in the Registry of Deeds for the property at 13 Rockland Drive, Assessors record T0135-00000-00000, Nancy Clark, owner.

Chair: Shawn O'Neill

Motion to approve: Councilor Rague

Second: Councilor Tousignant

Vote: 4-0

AGENDA ITEM #8929

Discussion with Action: Authorize the Treasurer, per 36 M.R.S.A., subsection 944, to record a waiver of foreclosure in the Registry of Deeds for the property at 11 Deer Isle Drive, Assessors record T0235-00000-00000, Joseph & Loise Inkpen, owner.

Chair: Shawn O'Neill

Motion to approve: Councilor Rague

Second: Councilor Kelley

Vote: 4-0

AGENDA ITEM #8930

Discussion with Action: Authorize the Treasurer, per 36 M.R.S.A., subsection 944, to record a waiver of foreclosure in the Registry of Deeds for the property at 3 Brousseau Drive, Assessors record T0395-00000-00000, Thomas Leclair, owner.

Chair: Shawn O'Neill

Motion to approve: Councilor Tousignant

Second: Councilor Rague

Vote: 4-0

AGENDA ITEM #8931

Discussion with Action: Authorize the Treasurer, per 36 M.R.S.A., subsection 944, to record a waiver of foreclosure in the Registry of Deeds for the property at 14 Mayflower Drive, Assessors record T1020-00000-00000, Theresa Pooler Bugenske, owner.

Chair: Shawn O'Neill

Motion to approve: Councilor Kelley

Second: Councilor Rague

Vote: 4-0

AGENDA ITEM #8932

Discussion with Action: Authorize the Treasurer, per 36 M.R.S.A., subsection 944, to record a waiver of foreclosure in the Registry of Deeds for the property at 18 Goosefare Drive, Assessors record T1090-00000-00000, Michele Brierly, owner.

Chair: Shawn O'Neill

Motion to approve: Councilor Tousignant

Second: Councilor Rague

Vote: 4-0

AGENDA ITEM #8933

Discussion with Action: Authorize the Treasurer, per 36 M.R.S.A., subsection 944, to record a waiver of foreclosure in the Registry of Deeds for the property at 6 Rockledge Drive, Assessors record T1635-00000-00000, William Anthony, owner.

Chair: Shawn O'Neill

Motion to approve: Councilor Tousignant

Second: Councilor Rague

Vote: 4-0

AGENDA ITEM #8934

Discussion with Action: Authorize the Treasurer, per 36 M.R.S.A., subsection 944, to record a waiver of foreclosure in the Registry of Deeds for the property at 7 Castine Drive, Assessors record T1750-00000-00000, Karen-Sue Underwood, owner.

Chair: Shawn O'Neill

Motion to approve: Councilor Tousignant

Second: Councilor Kelley

Vote: 4-0

AGENDA ITEM #8935

Discussion with Action: Authorize the Treasurer, per 36 M.R.S.A., subsection 944, to record a waiver of foreclosure in the Registry of Deeds for the property at 36 Goosefare Drive, Assessors record T2006-00000-00000, Karol Ladakakos, owner.

Chair: Shawn O'Neill

Motion to approve: Councilor Kelley

Second: Councilor Rague

Vote: 4-0

AGENDA ITEM #8936

Discussion with Action: Authorize the Treasurer, per 36 M.R.S.A., subsection 944, to record a waiver of foreclosure in the Registry of Deeds for the property at 32 Ryefield Drive, Assessors record T3000-00000-00000, John Sousa, owner.

Chair: Shawn O'Neill

Motion to approve: Councilor Kelley

Second: Councilor Tousignant

Vote: 4-0

AGENDA ITEM #8937

Discussion with Action: Authorize the Treasurer, per 36 M.R.S.A., subsection 944, to record a waiver of foreclosure in the Registry of Deeds for the property at 44 Goosefare Drive, Assessors record T3060-00000-00000, Kristie Gleason, owner.

Chair: Shawn O'Neill

Motion to approve: Councilor Tousignant
Second: Councilor Kelley
Vote: 4-0

AGENDA ITEM #8938

Discussion with Action: Authorize the Treasurer, per 36 M.R.S.A., subsection 944, to record a waiver of foreclosure in the Registry of Deeds for the property at 33 Mayflower Drive, Assessors record T3250-00000-00000, Ann Marie Doucette, owner.

Chair: Shawn O'Neill

Motion to approve: Councilor Kelley
Second: Councilor Rague
Vote: 4-0

EMERGENCY AGENDA ITEM #8939

Discussion with Action: Confirm the Appointment of Jason LeBreton as Wastewater Superintendent effective January 19, 2026, at an annual salary in the amount of \$104,124.80.

Chair: Shawn O'Neill

Motion to approve: Councilor Kelley

Second: Councilor Tousignant

Vote: 4-0

ADJOURNMENT

Chair: Shawn O'Neill

Motion to approve: Councilor Tousignant 7:29 pm

Second: Councilor Rague

Vote: 4-0