



Town of Old Orchard Beach
Office of the Town Manager

1 Portland Ave, Old Orchard Beach, Maine

Phone: 207.937.5626

Web: www.oobmaine.com or

www.oobmaine.com/town-council

Regular Town Council Meeting Minutes

January 6, 2026

I, Tim Fleury, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of 14 pages is a copy of the original minutes from the regular meeting of the Old Orchard Beach Town Council held on 1/6/2026.

Prepared By:	Tim Fleury
Approved By:	Old Orchard Beach Town Council
Approval Date:	1/20/2026

Respectfully
Submitted,

Tim Fleury
Town Council
Secretary



Town Council - Meeting Agenda

January 6th, 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.

ACKNOWLEDGEMENTS:

Councilor Rague – Thanked the Fire Dept, Police Department and OOB 365 for Last Blast event.

GOOD & WELFARE:

ACCEPTANCE OF MINUTES:

Accept the minutes of the 12/9/2025 Regular Town Council Meeting, the 12/12/2025 Executive Session, and the 12/16/2025 Regular Town Council Meeting.

Chair: Shawn O'Neill

Motion to accept: Councilor Kelley

Second: Councilor Rague

Vote: 4-0

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

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

Vice Chairman Blow opened the hearing at: 6:31 pm

Town Manager Asanza explained the proposed changes.

Vice Chairman Blow closed the hearing at: 6:34 pm

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

- 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. 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 will not because it does not target a specific class of people and does not criminalize the status of a person who is homeless.

Vice Chaiman Blow opened the hearing at: 6:35 pm

Town Manager Diana Asanza explained the ordinance additions.

Vice Chairman Blow closed the hearing at: 6:38 pm

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

Vice Chairman Blow opened the hearing at: 6:38 pm

Motion to accept: Councilor Tousignant

Second: Councilor Rague

Vote: 4-0

Vice Chairman Blow closed the hearing at: 6:38 pm

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

Vice Chairman Blow opened the hearing at: 6:39 pm

Motion to accept: Councilor Kelley

Second: Councilor Tousignant

Vote: 4-0

Vice Chairman Blow closed the hearing at: 6:39 pm

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 Pelletier 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

Motion to accept: Councilor Rague

Second: Councilor Kelley

Vote: 4-0

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

Motion to renew: Councilor Kelley

Second: Councilor Rague

Vote: 4-0

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

Motion to accept: Councilor Tousignant

Second: Councilor Rague

Vote: 4-0

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

After an in-depth review from the Deputy Assessor and Town Manager, the abatement is recommended to bring the assessed value to a fair and equitable amount. Because the abatement is after 1 year but within 3 years, the Town Council, as municipal officers, can issue the abatement pursuant to 36 M.R.S. §841(1) Abatement Procedures.

Motion to approve: Councilor Tousignant

Second: Councilor Rague

Vote: 4-0

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

Motion to enter into executive session at 6:47 pm: Councilor Tousignant

Second: Councilor Kelley

Vote: 4-0

Motion to leave executive session at 7:30pm: Councilor Kelley

Second: Councilor Rague

Vote: 4-0

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

Motion to enter into executive session at 7:31pm: Councilor Kelley

Second: Councilor Rague

Vote: 4-0

Motion to leave executive session at 8:05pm: Councilor Rague

Second: Councilor Tousignant

Vote: 4-0

ADJOURNMENT

Chair: Shawn O'Neill

Motion to adjourn at 8:06pm: Councilor Tousignant

Second: Councilor Rague

Vote: 4-0