



Town Council - Meeting Agenda

April 21st, 2026 @ 6:30pm
Council Chambers - 1 Portland Avenue
Executive Session to Immediately Follow Regular Meeting

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:

ACKNOWLEDGEMENTS:

GOOD & WELFARE:

PRESENTATION:

ACCEPTANCE OF MINUTES:

Accept the minutes from the 4/7/2026 Regular Town Council Meeting.

Chair: Shawn O'Neill

PUBLIC HEARING:

Public Hearing: Shall the Town Council approve a Contract Zone Agreement between Saland Development Inc and the Town of Old Orchard Beach, for the property located at 4 New Colony Drive, MBL: 103-1-59, in the Rural District, pursuant to 30A M.R.S.A., Section 4352 (8), Chapter 78, Section 78-31 and Chapter 78, Article IX of the Old Orchard Beach Zoning Ordinance, and Section 410 of the Old Orchard Beach Charter. The purpose of the Contract Zone is to allow the establishment of a 16-unit single family residential condominium development.

Chair: Shawn O'Neill

Public Hearing: Shall the Town Council approve a Contract Zone Agreement between Goosefare Crossing, LLC and the Town of Old Orchard Beach, for the property located at or near the Smithwheel Road (including a portion of Tax Map 107, Block 2, Lot 27, a portion of Tax Map 107, Block 2, Lot 33, Tax Map 107, Block 2, Lot 36, Tax Map 107, Block 4, Lot 2, and Tax Map 107, Block 4, Lot 3); 77 Smithwheel Road (Tax Map 107, Block 2, Lot 23); and 51 Smithwheel Road (Tax Map 107, Block 2, Lot 1) in the Residential 4 District and Industrial District, pursuant to 30A M.R.S.A., Section 4352 (8), Chapter 78, Section 78-31 and Chapter 78, Article IX of the Old Orchard Beach Zoning Ordinance, and Section 410 of the Old Orchard Beach Charter. The purpose of the Contract Zone is to allow the establishment of a 178 residential dwelling unit development, consisting of multi-family and duplex style condominium units, and recreational facilities.

Chair: Shawn O'Neill

PUBLIC HEARING – BUSINESS LICENSE & APPROVALS:

Alexander Savelyev, 66 East Grand Avenue #6, 305-6-11-6, 1 Year-Round Short-Term Rental (previous license at address).

David Douglass, Highland Fern LLC, 52 Highland Avenue, 312-1-4, 2 Year-Round Short-Term Rentals (previous license at address).

Alexander Savelyev, 2 Ryefield Drive #5, 210-2-15-5, 1 Year-Round Rental (no previous license at address).

Nathan Belcher, 5 Kinney Avenue #101, 306-2-3-1, 1 Year-Round Short-Term Rental (previous license at address).

Irena Malayev, Imperial Harbor LLC, 6 Imperial Street #3, 205-6-6-3, 1 Year-Round Short-Term Rental (no previous license at address).

Mary B Dowd, 6 Imperial Street #1, 205-6-6-1, 1 Year-Round Short-Term Rental (previous license at address).

Stephen O'Malley (14 Weymouth LLC), 14 Weymouth Avenue, 324-12-7, 1 Seasonal Rental (previous license at address).

Jason Keefe, 6 Myrtle Avenue, 308-4-5, 1 Year-Round Short-Term Rental (previous license at address).

Old Orchard Beach Chamber of Commerce, 11 First Street, 206-32-2, Parking Lot, requesting Council to waive fee.

Chair: Shawn O'Neill

PUBLIC HEARING – SPECIAL AMUSEMENT PERMITS & APPROVALS:

Big Bites Big Shots INC, Big Bites Big Shots, 307-3-1, 8 West Grand Avenue, dancing/DJ/live entertainment, inside and outside, 11:00am - 1:00am Saturday through Friday (no change).

Chair: Shawn O’Neill

TOWN MANAGER REPORT

NEW BUSINESS:

AGENDA ITEM #8990

Discussion with Action: Approve the quote from Thyng Paving for the repaving of West Casco Avenue in the amount of \$39,000.00 from account #50002-50506 Public Works Road Maintenance and Improvement CIP with a balance of \$440,709.34.

Chair: Shawn O’Neill

AGENDA ITEM #8991

Discussion with Action: Approve the Special Event Permit application for the Veterans Memorial Park Sub-Committee to hold “Luminary Night” in Memorial Park on Sunday, May 24th, 2026, from 5 p.m. to 8:30 p.m.

Chair: Shawn O’Neill

AGENDA ITEM #8992

Discussion with Action: Approve the Special Event Permit Application for Palace Playland and the Pier to hold Fireworks displays every Thursday at 9:45 p.m. on the beach in front of Palace Playland, June 25th through August 27th, 2026, to also include Fireworks on July 4th at 9:45 p.m. Approval by the State Fire Marshall's Office to be provided to the Fire Department at least one week prior to the first display. No fee as this event is co-sponsored by the Town. Approval required from Inland Fisheries and Wildlife, for the Piping Plover habitats. Insurance, listing the Town of Old Orchard Beach as additionally insured, to be provided at least two weeks prior to the events.

Chair: Shawn O'Neill

AGENDA ITEM #8993

Discussion with Action: Approve the Special Event Permit application for the Chamber of Commerce to hold Lobster Rock (lobster bake) event in Veteran's Memorial Park with live music and a beer tent, on Saturday, June 20th, 2026. Set-up is the same day at 9 a.m. Event is from Noon to 8:30 p.m. Rain date June 21st, 3 p.m. to 7:30 p.m. The beer tent must be on the Libby Library property, with permission from the Library—Liquor Liability insurance, listing the Town of Old Orchard Beach as additionally insured, to be provided by the liquor provider, as well as the liquor provider proving private door security. Liquor Provider to meet with Police Department at least two weeks prior to the event to discuss stipulations for the beer tent.

Chair: Shawn O'Neill

AGENDA ITEM #8994

Discussion with Action: Approve the Special Event Permit application for the Chamber of Commerce to hold their Annual Beach Olympics on Thursday, August 13th, 2026, delivery of flatbed to square after midnight, and the event from 4:00 p.m. to 9:00 p.m., Friday, August 14th, 10:00 a.m. to 9:00 p.m., and Saturday, August 15th, 10:00 a.m. to 9:00 p.m., to include activities and music on the beach, the Square, and Memorial Park Basketball Courts. Request to close the Square for the event, and to have voluntary tolls at the intersection of East and West Grand Avenues. Insurance, listing the Town as additionally insured, to be submitted to the Town Clerk's Office at least one month prior to the event. Applicant to check with Public Works before the event, reference federally protected Piping Plovers.

Chair: Shawn O'Neill

AGENDA ITEM #8995

Discussion with Action: Approve the Special Event Permit for the Ocean Park Association to hold an Independence Day Parade, starting on Temple Avenue, on Monday, July 6th, 2026, set up from 9-10 a.m., event and take down 10-11:30 a.m.

Chair: Shawn O'Neill

AGENDA ITEM #8996

Discussion with Action: Approve the Special Event Permit applications for the Old Orchard Beach Recreation Department to hold Girls High School Round Robin Basketball Games at the Memorial Park Basketball Courts on Saturday, July 18th, 2026; rain date July 19th, 2026; and Boys High School Round Robin Basketball Games on Saturday, July 25th; rain date July 26th. Both games are from 8 a.m. to 7 p.m., including set-up and takedown.

Chair: Shawn O'Neill

AGENDA ITEM #8997

Discussion with Action: Renew the liquor license for Paloma's Camlin LLC, Paloma's Restaurant, 306-4-4, 15 East Grand Avenue #B, Class A Restaurant: On-Premise, Beer, Wine & Spirits.

Chair: Shawn O'Neill

AGENDA ITEM #8998

Discussion with Action: Renew the liquor license for Big Bites Big Shots INC, Big Bites Big Shots, 307-3-1, 8 West Grand Avenue, Class A Lounge: On-Premise, Beer, Wine & Spirits.

AGENDA ITEM #8999

Discussion with Action: Set the public hearing date of May 5th, 2026, to rename the following private way: Linda's Way to Serenity Lane per Section 50-111 of the Code of Ordinances for E-911 services.

Chair: Shawn O'Neill

AGENDA ITEM #9000

Discussion with Action: Approve the quote from Belson Outdoors for Public Works for the purchase of planters and trash receptacles for the West Grand Bathroom and Veteran's Memorial Park in the amount of \$10,338.26 from account #20151-50511 Ground Maintenance and Improvements Expense with a balance of \$44,463.34.

Chair: Shawn O'Neill

Executive Session: The Town Council will be holding an Executive Session to discuss labor contracts and proposals for The Town of Old Orchard Beach and the IAFF Local 2247 pursuant to Title 1 M.R.S.A. Section 405 (6)(D), and the Council anticipates that the discussions will be held in executive session.

ADJOURNMENT

Chair: Shawn O'Neill