



Town Council - Meeting Agenda

April 7, 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:

Public Safety Awards

GOOD & WELFARE:

PRESENTATION:

FY 2025 Audit Presentation – RHR – Ron Smith

FY 2027 Budget Presentation – Town Manager Diana Asanza

ACCEPTANCE OF MINUTES:

Accept the minutes of the 3/17/2026 Regular Town Council meeting.

Chair: Shawn O'Neill

PUBLIC HEARING – LIQUOR LICENSE & APPROVALS:

OOB Inn LLC, Old Orchard Beach Inn, 205-1-23, 6 Portland Avenue, Bed & Breakfast: On-Premise, Beer, Wine & Spirits

Final Bistro Productions LLC, Flip-Flops Comedy Club, 205-3-6, 40 Old Orchard Street, Auditorium: On-Premise, Beer & Wine

Chair: Shawn O'Neill

PUBLIC HEARING – BUSINESS LICENSE & APPROVALS:

Doan Nguyen, 125 Saco Avenue, 311-1-7, 1 Year-Round Short-Term Rental

Thomas Wright, 24 Oceana LLC, 24 Oceana Avenue, 321-19-3, 1 Seasonal Rental

Susan Symington, 12 Pine Avenue, 308-1-15, 1 Year-Round Rental

King Weinstein, Estate of Stanley Weinstein, 7 Seabreeze Avenue, 302-2-7, 1 Year-Round Rental

Edward Breault, 29 Cookman Avenue, 317-5-3, 1 Year-Round Short-Term Rental

Theresa Torres, 7 Beecherie Avenue, 317-2-3, 1 Year-Round Short-Term Rental

Mary Pat Donnellon, 10 Brisson LLC, 10 Brisson Street, 304-1-8, 1 Year-Round Short-Term Rental

Peter Walsh, 2 Kinney Avenue #1, 306-3-5-1, 1 Year-Round Rental

Camela Hodgdon, 9 Pleasant Street, 311-2-11, 1 Year-Round Rental

William Woods, 146 West Grand Avenue #48, 318-8-6-48, 1 Year-Round Short-Term Rental

Triton Investments LLC, The Inn at Soho Square, 36 West Grand Avenue, 310-7-10, 31 Seasonal Motel Rentals

Richard Allen, 1 Boisvert Street #9, 305-3-1-9, 1 Year-Round Short-Term Rental

John Dube, JCK Properties LLC, 1 Boisvert Street #11, 305-3-1-11, 1 Year-Round Rental

Good Shepherd Parish, Roman Catholic Bishop of Portland, 6 Saco Avenue, 206-30-1, Parking Lot (Requesting fee to be waived)

Chair: Shawn O'Neill

PUBLIC HEARING – SPECIAL AMUSEMENT PERMITS & APPROVALS:

Final Bistro Productions LLC, Flip-Flops Comedy Club, 205-3-6, 40 Old Orchard Street, Auditorium: Stand-Up Comedy, Inside, 4:00pm to 11:00pm, Tuesday thru Sunday.

Aaron Gregory, The Local OOB, 309-1-5, 23 Washington Avenue, Trivia/Music/Magic, Inside and Outside, 11:00am to 10:00pm. Sunday thru Saturday.

Chair: Shawn O'Neill

TOWN MANAGER REPORT

NEW BUSINESS:

AGENDA ITEM #8976

Discussion with Action: Confirm the appointment of Nicole Axelsen as the Town Assessor and approve the two-year contract according to Town Charter section 512, effective 4/6/2026 through 4/5/2028.

Chair: Shawn O'Neill

AGENDA ITEM #8977

Discussion with Action: Accept the resignation, with regret, of Gary Luca from the Design Review Committee.

Chair: Shawn O'Neill

AGENDA ITEM #8978

Discussion with Action: Approve the quote from Hach for two (2) sampler bundles for influent and effluent sampling for the Wastewater Department in the amount of \$17,107.95 from account #20161-50330 Equipment Replacement Expense with a balance of \$19,868.21.

Chair: Shawn O'Neill

AGENDA ITEM #8979

Discussion with Action: Appoint the following Ballot Clerks, terms to expire 05/01/2028: Current Ballot Clerks—Deborah Austin, Terry Baird, John Beatty, Sally Beatty, Darlene Bourgeois, Linda Bromage, Judith Colby, Rhonda Desrochers, Brenda Dowling, Walter Dowling, Andrea Dresser, Rebecca Ezzard, Sheila Flathers, Guy Fontaine, Chantal Adorno Green, David Guay, Deborah Guimont, Mary Henaire, Roland Henaire, William Jones, Tracy Kelley, Ann Lafortune, Gary Larkin, Janet Lavenbein, Kathleen Lee, Mark Lowell, Ralph Newell, Lauren Manchester, Debra Pelkey, Robert Riley, Kevin Rioux, Betty Ann Robidoux, Katherine Sahlin, Heather Siebert, Patrick Surette, Jeffrey Thompson, William Tullis, Deanna Weaver, Carol Wickens; additional ballot clerks nominated at caucus—Brian Durance, Barbara Huntress-Rather, Faisal Khan, Stacy Kilroy, Diane Maloy, Roslyn Tetzels, Deborah Thomas, Scott Tucker.

Chair: Shawn O'Neill

AGENDA ITEM #8980

Discussion with Action: Approve the quote from Rehrig Pacific for 100 trash and 80 recycling carts for the Public Works Department in the amount of \$11,525.00 from account #20151-50501 Operating Supplies and Equipment Expense with a balance of \$28,103.92.

Chair: Shawn O'Neill

AGENDA ITEM #8981

Discussion with Action: Approve the quote from Poirier Guidelines for road striping in the amount of \$63,856.43 from account #50002-50506 Public Works Road Maintenance and Improvements CIP with a balance of \$449,209.34.

Chair: Shawn O'Neill

AGENDA ITEM #8982

Discussion with Action: Approve the quote from Dow and Coulombe for a boundary survey on First Street from Atlantic Avenue to Heath Street in the amount of \$7,800.00 from account #50002-50507 Public Works CIP Sidewalk Maintenance and Improvements with a balance of \$630,767.77.

Chair: Shawn O'Neill

AGENDA ITEM #8983

Discussion with Action: Approve the quote from Dow and Coulombe for a boundary survey on Washington Avenue in the amount of \$8,500.00 from account #50002-50506 Public Works CIP Road Maintenance and Improvements with a balance of \$449,209.34.

Chair: Shawn O'Neill

AGENDA ITEM #8984

Discussion with Action: Approve the quote from D&E LLC, for the construction of a 260' sidewalk on Staples Street in the amount of \$100,000.00 from account #50002-50507 Sidewalk CIP with a balance of \$630,767.77.

Chair: Shawn O'Neill

AGENDA ITEM #8985

Discussion with Action: Set the date of April 21, 2026 to hold a public hearing to consider whether to 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

AGENDA ITEM #8986

Discussion with Action: Set the date of April 21, 2026 to hold a public hearing to consider whether to 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

AGENDA ITEM #8987

Discussion with Action: Approve the Special Event Permit applications for the 2026 annual Ocean Park Association events, as follows: 1) a sand sculpture contest on the beach between Randall and Winona Avenues on Thursday, July 2nd, 2 p.m. to 7 p.m.; 2) Square and Line Dancing on Temple Avenue between West Grand Avenue and Seaside Avenue, Saturday, July 4th from 6-9 p.m., including set-up and takedown, request to close that section of Temple Avenue; 3) Ocean Park 5k Race in Ocean Park on Friday, July 26th, 3 p.m. to 8 p.m., including set up and takedown; 4) Kids Fun Run, back streets of Ocean Park, Saturday, July 25th, 8 a.m. to 11 a.m. including set-up and takedown; 5) Illumination Night, Saturday, August 1st, 2 p.m. to 10:30 p.m., candles removed from beach early morning of August 2nd.

Chair: Shawn O'Neill

AGENDA ITEM #8988

Discussion with Action: Approve the Special Event Permit application from Samantha Davis to hold her wedding on the beach in front of the Ocean Walk Hotel on Saturday, May 9th, 2026, from 8 a.m. 1 p.m., including set-up and takedown.

Chair: Shawn O'Neill

AGENDA ITEM #8989

Discussion with Action: Approve the Special Event Permit application from Ashley Winder to hold her wedding on the beach between Bay Avenue and Atlantic Avenue, Saturday, August 22nd, 2026, from 6 p.m. to 7 p.m., including set-up to takedown.

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