



## Town Council - Meeting Agenda

May 5<sup>th</sup>, 2026 @ 6:30pm  
Council Chambers - 1 Portland Avenue

[www.oobmaine.com/town-council](http://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](http://oobmaine.com).)*

### **PLEDGE OF ALLEGIANCE:**

### **ROLL CALL:**

### **ACKNOWLEDGEMENTS:**

### **GOOD & WELFARE:**

### **PRESENTATION:**

Rec Director Jason Webber - beach wheelchair program overview

### **ACCEPTANCE OF MINUTES:**

Accept the minutes from the 4/21/2026 Town Council Regular Meeting.

Chair: Shawn O'Neill

**PUBLIC HEARING – LIQUOR LICENSE & APPROVALS:**

Woody's Seafood Shake, Sandaravuth Ea, 12 Old Orchard Street Unit F, 306-5-1-F, m-s-v in a restaurant.

Chair: Shawn O'Neill

## **PUBLIC HEARING – BUSINESS LICENSE & APPROVALS:**

Patrick & Kathleen Hakey, 146 West Grand Avenue #30, 318-8-6-30, 1 Year-Round Rental (previous license at address).

Chris & Sandra Sartori, 97 Portland Avenue, 203-1-14, 1 Year-Round Short-Term Rental (no previous license at address).

Ronald Mercier, 6 Birch Lane, 204-1-9, 1 Year-Round Short-Term Rental (no previous license at address).

Seaside Aesthetics (Sarah Flanders), 1 Granny Smith Ct, 107-3-1-G1, 1 Personal Services (Esthetician) (previous license at address).

Katherine Burns & Kimberly Cyr, 15 Eighth Street, 311-18-5, 1 Year-Round Short-Term Rental (previous license at address).

Michelle Graziadei, 31 Wintergreen Street, 205-8-10, 1 Year-Round Short-Term Rental (previous license at address).

Karen Twohig (Top O Carll LLC), 19 Carll Avenue, 205-9-5, 1 Year-Round Short-Term Rental (no previous license at address).

Woody's Seafood Shake, Sandaravuth Ea, 12 Old Orchard Street Unit F, 306-5-1-F, victualers with prep and alcohol, conditional approval upon correction of 3 deficiencies: extending ceiling in kitchen, move CO<sub>2</sub> cannisters or chain to wall, and fully labeling panel.

Chair: Shawn O'Neill

## TOWN MANAGER REPORT

### TABLED ITEMS:

#### AGENDA ITEM #9000 (tabled from 4/21/26)

**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

### NEW BUSINESS:

#### AGENDA ITEM #9001

**Discussion with Action:** 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

## AGENDA ITEM #9002

**Discussion with Action:** 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

## AGENDA ITEM #9003

**Discussion with Action:** Approve the quote from Aries Chemical for 2000 gallons of Magnesium Hydroxide in the amount of \$10,045.01 for the Wastewater Department from account #20161-50501 Wastewater Operating Supplies and Equipment with a balance of \$14,459.34.

Chair: Shawn O'Neill

### **AGENDA ITEM #9004**

**Discussion with Action:** Award the bid for the Town Hall Council Chamber Carpet Replacement RFP to Seacoast Flooring for the removal and replacement of carpet in the Council Chamber and elevator on the third floor in the amount of \$14,414.00 with \$5000.00 coming from account #20115-50450 Town Hall Building Repair with a balance of \$13,005.27 and \$9,414.00 from account #51002-50901 Town Building Reserve CIP with a balance of \$295,655.74.

Chair: Shawn O'Neill

### **AGENDA ITEM #9005**

**Discussion with Action:** Accept a donation in the amount of \$5,000 from Palace Playland Associates, LLC for the installation of a new light fixture in the Veteran's Memorial Park.

Chair: Shawn O'Neill

### **AGENDA ITEM #9006**

**Discussion with Action:** Appoint Tim Donnellon as the Town's representative on the Eastern Trail Alliance Board, term to expire 12/31/2027.

Chair: Shawn O'Neill

**AGENDA ITEM #9007**

**Discussion with Action:** Renew the liquor license for Anna Ayotte, Red Door Market & Deli, 206-31-8, 39 Old Orchard Street Unit B, Restaurant: On-Premise, Beer & Wine

Chair: Shawn O'Neill

**AGENDA ITEM #9008**

**Discussion with Action:** Renew the liquor license for BNP INC, Sunset Bar & Grill, 307-1-6, 4 Fernald Street, Class A Restaurant: On-Premise, Beer, Wine & Spirits

Chair: Shawn O'Neill

**AGENDA ITEM #9009**

**Discussion with Action:** Approve the Special Event Permit application for TGK Athletics to hold a Basketball Tournament in Memorial Park on Saturday, July 11th, 2026, rain date Sunday July 12th, 2026, from 8 a.m. to 8 p.m. This will include a grill.

Chair: Shawn O'Neill

### **AGENDA ITEM #9010**

**Discussion with Action:** Approve the Special Event Permit application for John Bryan and Holly Snedeker to hold their wedding ceremony on the beach, at the entrance to Walnut Street, on Saturday, June 20th, 2026, from 1 p.m. to 3:15 p.m., including set-up and takedown.

Chair: Shawn O'Neill

### **AGENDA ITEM #9011**

**Discussion with Action:** Set the public hearing date of May 19th, 2026, to rename the following private way: Linda's Way to Silverbrook Drive per Section 50-111 of the Code of Ordinances for E-911 services.

Chair: Shawn O'Neill

### **AGENDA ITEM #9012**

**Discussion with Action:** Act on Warrant and Notice of Election calling a Regional School Unit No. 23 Budget Validation Referendum on June 9th, 2026.

Chair: Shawn O'Neill

**ADJOURNMENT**

Chair: Shawn O'Neill