



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

February 3rd, 2026

I, Tim Fleury, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of 11 pages is a copy of the original minutes from the regular meeting of the Old Orchard Beach Town Council held on 2/3/2026.

Prepared By:	Tim Fleury
Approved By:	Old Orchard Beach Town Council
Approval Date:	2/17/2026

Respectfully
Submitted,

Tim Fleury
Town Council
Secretary



Town Council – Meeting Agenda

February 3, 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:

Shawn O'Neill, Chairman

Diana Asanza, Town Manager

Tim Fleury, Town Council Secretary

Connor Rague, Councilor

Michael Tousignant, Councilor

Jay Kelley, Councilor

Vice Chair Blow has an excused absence.

Motion to add executive session: Councilor Kelley

Second: Councilor Rague.

Vote: 4-0

ACKNOWLEDGEMENTS:

Chairman O'Neill – acknowledged passing of Tony and Paul

Chairman O'Neill - recognized Fire Department on a job well done on their life saving efforts in Town.

GOOD & WELFARE:

ACCEPTANCE OF MINUTES:

Accept the minutes of the 1.20.2026 Regular Town Council Meeting.

Chair: Shawn O'Neill

Motion to accept: Councilor Tousignant

Second: Councilor Kelley

Vote: 4-0

PUBLIC HEARING – BUSINESS LICENSE & APPROVALS:

Osama Yakout, 5 Kinney Avenue #303, 306-2-3-11, 1 Year-Round Short-Term Rental.

Kristin Martin, Milliken Heights LP, 38 Portland Avenue, 205-1-41, 55 Year-Round Rentals.

Eileen Carbonneau, 33 Gables Way, 107-2-17-19, 1 Year-Round Rental.

Brad Gouzie, 199 West Grand Avenue, 324-2-5, 1 Year-Round Short-Term Rental.

Chair: Shawn O'Neill

Chairman O'Neill opened the hearing at: 6:35pm

Motion to accept: Councilor Tousignant

Second: Councilor Rague

Vote: 4-0

Chairman O'Neill closed the hearing at: 6:35pm

TOWN MANAGER REPORT

NEW BUSINESS:

AGENDA ITEM #8939

Discussion with Action: Set the Public Hearing date of February 17, 2026 to consider a request from the Village at Pond View Woods Homeowners Association to accept title and to accept and establish as town ways those developed portions of Bouchard Court, Paige Avenue and Casey Lane as depicted on the subdivision plan entitled “Final Plan, Orchard Ridge Estates, Portland Avenue, Old Orchard Beach, Maine,” by BH2M, dated November 2014, recorded in the York County Registry of Deeds in Plan Book 375, Page 44, together with all of the rights appurtenant thereto and all guardrails, hydrants, curbing, catch basins and associated drainage piping situated in or under said roadway right of way, but specifically excluding any sidewalks, stormwater runoff systems, electrical, sewer, gas and other utility infrastructure, bollards, lampposts, lights and lighting facilities for all of which the Grantor reserves and retains an easement for the installation, use and maintenance thereof. Notwithstanding the grant of catch basins and associated drainage piping, the Grantor herein shall be responsible for the maintenance of any vegetated soil filters and stormwater facilities located outside the said right of way. As described in the Warranty Deed from The Village at Pond View

Woods Homeowners Association to the Town of Old Orchard Beach, Maine, dated,_____.

Chair: Shawn O'Neill

Council will begin considering a request from the Village at Pond View Woods Homeowners Association (Pond View HOA) to accept Bouchard Court, Paige Avenue and Casey Lane. In addition to both roads and their right-of-way, Pond View HOA is requesting public acceptance of guardrails, hydrants,

curbing, catch basins and associated drainage piping situated in or under the road's right-of-way.

Motion to set date: Councilor Rague

Second: Councilor Kelley

Vote: 4-0

AGENDA ITEM #8940

Discussion with Action: Set the public hearing date for February 17, 2026 for the Town Council to consider amendments to the Code of Ordinances, Chapter 34, Section 34-26 and Chapter 78, Sections 78-1, 78-212 (a), 78-213 (b), 78-717 (1), 78-721, 78-747 (1), 78-750, 78-802, 78-805, 78-832, 78-835, 78-992, 78-994, 78-2128. The purpose of these amendments is to increase housing opportunities for J1 and H2B visa holders.

Chair: Shawn O'Neill

The proposed amendments include the following relaxed standards to increase housing opportunities:

- J1 Visa Holders Housing (VHH) are exempted from all zoning density requirements, parking requirements, and planning board review.
- H2B VHH are exempt from all zoning density requirements, planning board review, and parking requirements if the property owner provides a letter stating the H2B Visa Holder will not have a vehicle parked on site.

J1 and H2B VHH are allowed in the DD1, DD2, GB1, GB2, and BRD districts but must be located within existing lodging uses or buildings with 3 or more dwellings.

J1 and H2B VHH must secure a license from the town before occupancy is allowed.

Motion to set date: Councilor Rague

Second: Councilor Tousignant

Vote: 4-0

AGENDA ITEM #8941

Discussion with Action: Renew the liquor license for JBTS INC, Joseph's By The Sea, 310-3-3, 55 West Grand Avenue, Class A Restaurant/Lounge, On-Premise, Beer, Wine & Spirits

Chair: Shawn O'Neill

Motion to accept: Councilor Rague

Second: Councilor Kelley

Vote: 4-0

AGENDA ITEM #8942

Discussion with Action: Approve the quote from Pratt and Sons Inc. for the Sandpiper Drainage Project in the amount of \$86,630.00 from account #50002-50831 Stormwater Maintenance and Improvement with a balance of \$475,904.07.

Chair: Shawn O'Neill

The Town went out to bid for the Public Works Department for proposals from qualified contractors for a drainage project located at the corner of Sandpiper Road and Seaside Avenue. The Town has obtained all permits and easements needed for the project.

Three (3) bids were received and were evaluated by the Public Works Director and Town Manager. Based on their evaluation, Pratt and Sons Inc. was chosen based on services and as low bid.

1. Dearborn Brothers Construction Inc. \$112,636
2. Gorham Sand and Gravel Inc. \$98,845.50
3. Pratt and Sons Inc. \$86,630

Motion to accept: Councilor Tousignant

Second: Councilor Kelley

Councilor Tousignant – when will this start? Town Manager Asanza – finished before March 31st

Vote: 4-0

AGENDA ITEM #

Discussion with Action: Appoint David Baird as Election Warden, term to expire 10/01/2026.

Chair: Shawn O'Neill

Motion to accept: Councilor Tousignant

Second: Councilor Rague

Vote: 4-0

AGENDA ITEM #

Discussion with Action: Appoint Ryan Faley as Zoning Board of Appeals member, term to expire 12/31/2028.

Chair: Shawn O'Neill

Motion to appoint: Councilor Rague

Second: Councilor Kelley

Vote: 4-0

Motion to enter executive session: Councilor Rague

Second: Councilor Kelley

Vote: 4-0

Motion to leave executive session: Councilor Rague

Second: Councilor Kelley

Vote: 4-0

ADJOURNMENT

Chair: Shawn O'Neill

Motion to adjourn at 7:40pm: Councilor Rague

Second: Councilor Kelley

Vote: 4-0