



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

April 21st ,2026

I, Tim Fleury, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of 23 pages is a copy of the original minutes from the regular meeting of the Old Orchard Beach Town Council held on 4/21/2026.

Prepared By:	Tim Fleury
Approved By:	Old Orchard Beach Town Council
Approval Date:	5/5/2026

Respectfully
Submitted,

Tim Fleury
Town Council
Secretary



Town Council - Meeting Agenda

April 21st, 2026 @ 6:30pm

Council Chambers - 1 Portland Avenue

Executive Session to Immediately Follow Regular Meeting

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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: Tim Fleury called roll. The following were present:

Chairman Shawn O'Neill

Vice Chairman Kenneth Blow

Jay Kelley, Councilor

Connor Rague, Councilor

Michael Tousignant, Councilor

Diana Asanza, Town Manager

Tim Fleury, Town Council Secretary

Motion for emergency item #9001, for an emergency sewer repair on Usen

Lane: Vice Chair Blow

Second: Councilor Kelley

Vote: 5-0

ACKNOWLEDGEMENTS:

GOOD & WELFARE:

PRESENTATION:

ACCEPTANCE OF MINUTES:

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

Chair: Shawn O'Neill

Motion to accept: Councilor Tousignant

Second: Councilor Rague

Vote: 5-0

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

This proposal is for a new contract zone that proposes a 16- unit single-family detached condominium development located on a 2.05-acre vacant lot. The lot is located at the end of New Colony Dr., which is accessed off Ross Rd. New Colony Dr. will be extended to provide access to this lot. Zoning is the Rural District. The project connects to public water and sewer. Abutting the lot to the south and west are unfinished portions of Homewood Park. Abutting to the east is Settlers Ridge (AKA Pilgrim Place) which is a 5-building multifamily condo development consisting of 40 units. New Colony Dr. runs through the Settler's Ridge lot. The primary reason why a contract zone is sought is that the density allowed under current zoning does not make this a viable project.

Chairman O'Neill opened the hearing at: 6:31pm

Chairman O'Neill – items like this come to Council after it's been approved by the planning board

Chairman O'Neill closed the hearing at: 6:32pm

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

This proposal is for a new contract zone that proposes a four phase, 178-unit residential development consisting of 10 two-story, 16-unit buildings, and 9 duplexes. 10% of the units will be offered at affordable rents in accordance with Maine State Housing Authority Guidelines. 200 parking spaces will serve the 178 units as well as provide parking for the public recreation uses. The duplexes will have their own parking. A clubhouse and pool area are included in the development plan. Recreational trails are proposed throughout the site with connections to other properties including the Blueberry Plains. Public sewer and water will serve the development. The proposed development has two vehicle access points to Smithwheel Rd. with one access through an existing multifamily condominium development (Colindale Estates).

The primary reason why a contract zone is sought is that the density allowed under current zoning does not make this a viable project and the Industrial District allows residential uses but attach very strict minimum lot size and setback requirements to the development of those residential uses.

Chairman O'Neill opened the hearing at: 6:37 pm

Babara Huntress-Rather – Shoppee Drive – concerns on traffic impact – currently 60 units going up on E.E. Cummings Boulevard – intersection of Smithwheel and Ocean Park Road and impacts around the school zone.

Vanessa Farr – Haley Ward, represents the applicant

Vice Chair Blow – recusing himself from the contract zone hearing

Councilor Rague – other contact zones have 30-day STR rental restrictions – this one has 7-day restriction – concern on consistency.

Chairman O'Neill – traffic on Ocean Park Road – DOT is undertaking project on that area – Town Manager Asanza - \$150k grant from GPCOG for design and engineering, intersection is part of the project to be signaled.

Chairman O'Neill closed the hearing at: 6:44 pm

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

Chairman O'Neill opened the hearing at: 6:42 pm
Motion to approve: Councilor Tousignant

Second: Councilor Kelley

Vote: 5-0

Chairman O'Neill closed the hearing at: 6:46 pm

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

Chairman O'Neill opened the hearing at: 6:46 pm

Chairman O'Neill – have changed other locations entertainment to 12:30am would like to see if owner is amendable – Vice Chair Blow – believed all licenses were to be pulled back to 12:30 per past Council agreement –

Police Chief Chard – planned on all being on same time frame – would prefer all to be at 12:30 am

Motion to approve it to move it to 12:30 am: Councilor Tousignant

Second: Vice Chair Blow

Vice Chair Blow – would like to make sure Code catches items like this in the future

Vote: 5-0

Chairman O'Neill closed the hearing at: 6:52 pm

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

West Casco Avenue is part of the FY 2026 capital improvement plan as a priority road for paving improvements.

Motion to approve: Councilor Kelley

Second: Councilor Rague

Vote: 5-0

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

Motion to approve: Councilor Tousignant
Second: Councilor Rague
Vote: 5-0

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

Motion to approve: Councilor Tousignant
Second: Councilor Rague

Chairman O'Neill – Town co-sponsors 4th of July fireworks only, not Thursday fireworks. Would like to see it clarified moving forward

Vote: 5-0

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

Motion to approve: Vice Chair Blow

Second: Councilor Rague

Vote: 5-0

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

Motion to approve: Councilor Kelley

Second: Councilor Rague

Vote: 5-0

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

Motion to approve: Vice Chair Blow

Second: Councilor Kelley

Town Manager Asanza – worked with Ocean Park Association to ensure the parade is going forward, OPA Director has been working with the PD to reach a compromise

Vote: 5-0

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

Motion to approve: Councilor Tousignant

Second: Councilor Kelley

Vote: 5-0

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

Motion to approve: Vice Chair Blow

Second: Councilor Rague

Vote: 5-0

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.

Chair: Shawn O'Neill

Motion to approve: Vice Chair Blow

Second: Councilor Rague

Vote: 5-0

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

Motion to remove without prejudice: Councilor Tousignant

Second: Vice Chair Blow

Vote: 5-0

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

This item is part of the FY 26 Public Works operating budget for the purchase of concrete planters to replace the concrete bollards at the entrance of Veteran's Memorial Park and to add planters and trash receptacles outside of the West Grand Bathroom.

Motion to approve: Councilor Tousignant

Second: Vice Chair Blow – for discussion

Vice Chair Blow – how many are we purchasing? – Town Manager Asanza – 2 large concrete planters for park, 2 planters and trash receptacles for West Grand Bathrooms – want to table for next meeting

Motion to table to next meeting: Councilor Tousignant

Second: Councilor Kelley

Vote: 5-0

EMERGENCY AGENDA ITEM #9001

Discussion with Action: Approve the estimate from Peter Petit for the emergency sewer repair to replace 325' of sewer pipe on Usen Lane, in the amount of \$74,640.00, from the FY 26 \$1 million dollar appropriation from the unassigned fund balance for Emergency Infrastructure Repairs.

Chair: Shawn O'Neill

Public Works has been called to sewer issues on Usen Lane. They ran the camera up the line and found the old clay pipe had collapsed and needed to be replaced.

Motion to approve: Councilor Rague

Second: Councilor Kelley

Vote: 5-0

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.

Motion to enter executive session at 7:10 pm: Councilor Tousignant

Second: Councilor Kelley

Vote: 5-0

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

Second: Councilor Rague

Vote: 5-0

ADJOURNMENT

Chair: Shawn O'Neill

Motion to adjourn at 7:30 pm: Councilor Kelley

Second: Councilor Rague

Vote: 5-0