



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

June 2nd, 2026

I, Tim Fleury, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of 18 pages is a copy of the original minutes from the regular meeting of the Old Orchard Beach Town Council held on 6/2/2026.

Prepared By:	Tim Fleury
Approved By:	Old Orchard Beach Town Council
Approval Date:	6/16/2026

Respectfully
Submitted,

Tim Fleury
Town Council
Secretary



Town Council - Meeting Agenda

June 2nd, 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:

Vice Chairman Kenneth Blow	Diana Asanza, Town Manager
Jay Kelley, Councilor	Tim Fleury, Town Council Secretary
Michael Tousignant, Councilor	Connor Rague, Councilor

Chairman O'Neill had an excused absence.

ACKNOWLEDGEMENTS:

Councilor Rague – thanks for all the effort for the Memorial Day parade

GOOD & WELFARE:

Peter Guidi – 50 West Grand Inn – Agenda Item #9024 – licenses are a privilege not a right – nuisance properties are an issue – encourages Council

to act accordingly with accountability – all licenses associated with that ownership should be reviewed –

Guy Fontane – Old Salt Road – end of Old Salt Road into halfway intersection, Old Salt Road being used as parking lot for business at end – still Town property – would like to see it as “no-parking” zone

PRESENTATION:

ACCEPTANCE OF MINUTES:

Accept the minutes from the 5/19/2026 regular Town Council Meeting.

Chair: Shawn O'Neill

Motion: Councilor Kelley

Second: Councilor Tousignant

Vote: 4-0

PUBLIC HEARING

Public Hearing: Shall the Town rename the following private way: Linda's Way to Silverbrook Drive per Section 50-111 of the Code of Ordinances for E-911 services.

Vice Chair Blow opened the hearing at 6:35pm

Vice Chair Blow closed the hearing at 6:36 pm

PUBLIC HEARING – BUSINESS LICENSE & APPROVALS:

Sunshine Breeze LLC (Irina Malayev), 66 East Grand Avenue #4, 305-6-11-4, 1 Year-Round Short-Term Rental.

Jennifer Parenti, 1 Boisvert Street #2, 305-3-1-2, 1 Year-Round Short-Term Rental.

John L. Quinn, 3 Casco Avenue, 321-17-8, 1 Seasonal Rental.

Jean Bryant, 9 Union Avenue, 316-12-1, 1 Year-Round Short-Term Rental (new license).

OOB Life (Sharon Curtis), 19 East Grand Avenue #C, 306-4-3, 1 Retail License (approved 5/19/26, updated owners name)

Jeffrey Nathanson, 146 West Grand Avenue #41, 318-8-6-41, 1 Year-Round Short-Term Rental (new license).

Benjamin Goggin, 188 Portland Avenue, 103-1-23, 2 Year-Round Short-Term Rental.

Pamela Parker & Bryan Stevens, 28 Saco Avenue, 206-24-35, 1 Seasonal Rental (new license).

Jennifer Manchester, 49 Church Street, 311-3-5, 1 Seasonal Short-Term Rental (new license).

Michael Olanovich (G O S Enterprises LLC), 1 Ice Cream Truck

Matthew Towle-Whitten, 5 Kinney Avenue #103, 306-2-3-3, 1 Year-Round Rental.

Karam's Legacy LLC, 4 Grandview Drive, 204-1-18, 1 Year-Round Short-Term Rental (new license).

Chair: Shawn O'Neill

Vice Chair Blow opened the hearing at: 6:38pm

Motion to approve: Councilor Tousignant

Second: Councilor Rague

Vote: 4-0

Vice Chair Blow closed the hearing at: 6:38pm

PUBLIC HEARING – SPECIAL AMUSEMENT PERMITS & APPROVALS:

Dimitri INC, Jimmy the Greek's, 211-9-1, 215 Saco Avenue #17, Live Music, Inside & Outside, 12:00pm-11:00pm, Sunday through Saturday (Last year was 12:00pm-12:00am).

Chair: Shawn O'Neill

Vice Chair Blow opened the hearing at: 6:38pm

Motion to approve: Councilor Tousignant

Second: Councilor Rague

Vote: 4-0

Vice Chair Blow closed the hearing at: 6:39pm

TOWN MANAGER REPORT

NEW BUSINESS:

AGENDA ITEM #9022

Discussion with Action: To confirm the promotion and appointment of Timothy R. Fleury to Assistant Town Manager effective June 1, 2026, at a salary in the amount of \$90,000.

Chair: Shawn O'Neill

Tim has been the Executive Assistant to the Town Manager for 3 ½ years and during this time his role has expanded where he has taken on additional responsibilities, works seamlessly with all departments and provides outstanding customer service and public interaction. Tim's ability to problem solve has contributed to a more efficient running office, and we are very pleased on this well deserved promotion.

Motion to approve: Councilor Rague

Second: Councilor Kelley

Vote: 4-0

AGENDA ITEM #9023

Discussion with Action: Approve the Local 2247 International Association of Firefighters AFL-CIO-CLC Union Contract for the Fire Department effective July 1, 2026 through June 30, 2029.

Chair: Shawn O'Neill

The Town Manager, Fire Chief, Deputy Chief and Finance Director have worked with the Union members on the contract negotiation, and through collaboration we are pleased to bring this forward for Council approval.

The contract includes a wage increase for year one at 13% for officers and a 10% for non-officers ensuring firefighters are brought to current market rates.

Year 2 and 3 are a 5% increase each year.

Motion to approve: Councilor Tousignant

Second: Councilor Kelley

Vote: 4-0

AGENDA ITEM #9024

Discussion with Action: Consideration and possible action on whether to find the property located at 90 Union Avenue, MBL 314-17-2, is dangerous or a nuisance pursuant to Maine's dangerous building statutes, 17 M.R.S. § 2851 et seq.

Chair: Shawn O'Neill

The Code Enforcement Director and Fire Chief have brought this forward to Council based on non-compliance to four Notice of Violations issued, and Maine's dangerous building statutes, 17 M.R.S.A Section 2851.

Vice Chair Blow – ongoing issue since building was destroyed by a fire on October 28, 2021.

Town Manager Asanza gave a summary of the issue and introduced Rick Haskell Director fo Code Enforcement

Rick Haskell – Mr. Haskell gave a timeline of the actions involved with the property and notice of violations. In his opinion it meets Dangerous Building Ordinance Standard and should be demolished.

Jeff Seltzer – attorney representing property owner – no dispute that property needs to be taken care of – taking steps to secure property – foundation, fencing, sprinkler system being installed – ordering demolition is a surprise to owner based on feedback from Town to remediate property – interior activity is the priority of the owner to get it ready for occupancy – would like to sit with Town to set plan for moving forward deliberately and with a more detailed plan – circumstances prevented owner meeting initial timeframe to remediate – building demolished is a large step and will cost more to rebuild property –

Vice Chair Blow – how is it different over the last 4 years and agreement

made? Town Manager Asanza - Property is not secured using orange snow fencing - Jeff Seltzer - industry standard for construction fence - metal fence can be installed, not entire perimeter of building currently - previous agreements, difference on what is proposed now versus older agreements, consequence could be demolition order - either/or option - Vice Chair Blow what has been done in the last 4 ½ years? Inside and outside? Jeff Corbin - electrical work approved by code enforcement, permit for sprinkler system pulled - initial fire during COVID, Jim Butler, former code officer, stated no sprinkler system needed for building, Feb 2025, new fire inspector required sprinkler system - had to open up areas to access system install, first floor completed and started on second floor - improvements with new doors, new cabinets - Councilor Kelley - sprinkler system is being installed currently with sprinkler system? Jeff Seltzer - yes, engineer for sprinkler system hired, water main needed for sprinkler system - Councilor Kelley - why work now? - Jeff Seltzer - have been doing work over the last 4 years - Councilor Rague - believes we should take attorneys recommendation and if miss one deadline demolish building - Rick Haskell - sprinkler system permit from state, not local permits - Councilor Kelley - no work over last 4 years - Jeff Seltzer - have done work, but slow - bad luck with contractors, and shoddy work had to be repaired - initially told no sprinklers, now sprinklers - Councilor Kelley - plan for occupancy? - Jeff Seltzer - 3 family home - designed to accommodate a future garage with dormitory housing above - Councilor Kelley - time frame for entire project - Jeff Seltzer - 4 months for each unit - Town Manager Asanza - January 2024, notice of violation issued, detailed milestones, May 2024 through May of 2025 - not completed - is there a detailed plan from attorney - not a surprise why we are here tonight - received numerous complaints from residents in area over last 4 years - notices and communications sent to owner - Jeff Seltzer - looks not a reason to demolish a building - written document with deadlines that must be met with definitive enforcement method - have been working all along, just not evident from outside - could have proposal at next meeting in 2 weeks - Councilor Rague - would like to make it a max of 30 days to get legal agreement in place with definitive consequences for non-compliance - JS - can take actions to secure property - Town Manager Asanza - must secure with metal fence and no trespassing signs - Jeff Seltzer - notice in April 2025

that it must be secured – worked with Rick – foundation work done – fence put up in October 2025 – secure padlocked building – Councilor Tousignant – if building was repaired initially, sprinkler system would not be an issue, now a requirement – work has been done on inside of building, why work on inside without making outside look acceptable to surrounding neighborhood and remedy eyesore – opinion that outside needs to be fixed first – need clear path on next steps – need bond or other financial assurances moving forward – if outside completed, fence and security would not be an issue – Vice Chair Blow – neighbors and Town offices have been dealing with this issue – 2 weeks, too short, 30 days better – July 7th meeting – does not like taking people properties and telling them what to do with their property – Councilor Kelley – if agreement made, would like to see building habitable in 4 months – Vice Chair Blow – agree that outside needs to be completed first – ok with Town Manager approving agreement in 30 days, with plan of action, and consequences – Councilor Tousignant – can outside of building be completed after beginning of plan of action? Rick Haskell – needs to be an issue with initial tenant in building and timelines not being met after tenant in first unit – Vice Chair Blow – outside should be first – occupancy permits can be part of agreement – Councilor Tousignant – concern that outside is done first and nothing else happens if more work is needed inside that can be done – Jeff Seltzer – interior is not burnt and damaged, sprinkler initially not needed – Councilor Tousignant – how much work is remaining inside – Jeff Seltzer – smoke and water damage inside, initial contractor more concerned on demo and not repair – more demo added – Councilor Kelley – daily work? – John Gilboy – research on sprinkler system, no plan presented at this point and no record of Jim Butler statement that it doesn't need to be sprinkled –

Motion to keep hearing open with wording in agenda above with 30 day

dedline: Councilor Rague

Second: Councilor Kelley

Vote: 4-0

AGENDA ITEM #9025

Discussion with Action: Request from Thomas Hickey for a non-action letter for Map 204 Block 3 Lot 8, 29 Birkdale Circle.

Chair: Shawn O'Neill

The property owned by Thomas Hickey was purchased in 2007. Under the Town's ordinance, this parcel is part of a merged lot that includes adjoining property at 2 Orchard Hill Terrace. Although non-conforming lots may be sold, this lot should not have been listed for sale because it was legally merged. Nevertheless, it was sold once prior to Mr. Hickey's purchase and again when he acquired it for \$75,000. Mr. Hickey has since sought clarity on permissible uses for the property and is now seeking only to sell the lot.

In 2015, the Town Council issued a no-action letter to the owner of 2 Orchard Hill Terrace regarding the sale of a portion of the merged lots as they related to violations. That parcel contains an existing single-family residence. After consultation with the Town Attorney, it has been determined that the Council has the same authority to issue a no-action letter to Mr. Hickey as they did in 2015 for 2 Orchard Hill Terrace.

Additionally, recently enacted legislation (LD 2173, amending LD 1829) establishes that minimum lot sizes may be no greater than 5,000 square feet. Once adopted locally, this change will make Mr. Hickey's lot conforming for purposes of lot area. The Town must implement these ordinance amendments by July 1, 2027, and the Town Planner will begin that process to ensure timely compliance.

In the interim, Town staff—including me, the Town Attorney, Code Enforcement Director Rick Haskell, and the Town Planner, Michael Foster —have reviewed this matter with Mr. Hickey. Based on this review, staff recommends that the Council approve a no-action letter at this time.

Motion to approve: Councilor Rague

Second: Councilor Kelley

Vote: 4-0

AGENDA ITEM #9026

Discussion with Action: Approve the quote from Port 2 Port Construction for the demolition, removal, and installation of front steps and railing at the Harmon Museum in the amount of \$5,500.00 from account #51002-50910 Historical Society Building Improvement CIP with an available balance of \$73,580.08.

Chair: Shawn O'Neill

The Harmon Museum front steps were identified as in need of repair or replacement. Port 2 Port Construction has previously completed work on the museum and were chosen for this project to maintain the historic value and look of the building.

Motion to approve: Councilor Tousignant

Second: Councilor Rague

Vote: 4-0

AGENDA ITEM #9027

Discussion with Action: Shall the Town grant a sanitary sewer easement along a portion of Portland Avenue from Sea Oaks Drive (formerly Bordeaux Avenue) to the existing sewer manhole located 368.31 feet southeasterly along Portland Avenue to Sea Oaks LLC to replace a private sanitary sewer force main to Serve Red Oak Subdivision, Phase III.

Chair: Shawn O'Neill

Town Council approved the original sewer easement on 10/15/2024. Since that time the owner has changed, and the road name has changed. This deed addresses those changes.

Motion to approve: Councilor Kelley

Second: Councilor Rague

Vote: 4-0

AGENDA ITEM #9028

Discussion with Action: Approve the quote from Vortex Services for spring Wastewater pump station and treatment plant tank cleaning in the amount of \$16,600 from account # 20161-50342 Wastewater Waste Pumping Expense with a balance of \$17,292.50.

Chair: Shawn O'Neill

The tanks at the Wastewater Treatment Plant and pump stations are cleaned semi-annually, Spring and Fall. This is a budgeted item in the FY 26 budget.

Motion to approve: Councilor Kelley

Second: Councilor Rague

Vote: 4-0

AGENDA ITEM #9029

Discussion with Action: Renew the liquor license for Dimitri INC, Jimmy the Greek's, 211-9-1, 215 Saco Avenue #17, Class A Restaurant: On-Premise, Beer, Wine & Spirits

Chair: Shawn O'Neill

Motion to approve: Councilor Tousignant

Second: Councilor Rague

Vote: 4-0

AGENDA ITEM #9030

Discussion with Action: Approve the Special Event Permit Application for MAPS to hold their annual Breakaway 5K Road Race on Saturday, August 15th, 2026, 6:00a.m. to 10a.m. The race starts in the Milliken Street parking lot. Permission to set up a tent on the grass area by the restrooms at the Milliken Street Municipal Parking Lot for pre-registered runners to pick up their race packets on Friday, August 14th, and Saturday, August 15th. The race will end at The Brunswick. Insurance, listing the Town of Old Orchard Beach as additionally insured, to be provided to the Town Clerk's Office at least two weeks prior to the event.

Chair: Shawn O'Neill

Motion to approve: Councilor Kelley

Second: Councilor Tousignant

Vote: 4-0

ADJOURNMENT

Chair: Shawn O'Neill

Motion to adjourn at 7:43pm: Councilor Rague

Second: Councilor Tousignant

Vote: 4-0