



Town Council - Meeting Agenda

September 15th, 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:

GOOD & WELFARE:

PRESENTATION:

Nicole Axelsen – Town Assessor – quick introduction and explanation of tax strategy and contact info for residents

ACCEPTANCE OF MINUTES:

Accept the minutes from the September 1st, 2026, Regular Town Council Meeting.

Chair: Shawn O'Neill

PUBLIC HEARING

Public Hearing: Shall the Town Council consider the Citizen's Initiative Petition, per Town Charter 302, to amend the Town of Old Orchard Beach Code of Ordinances, Chapter 34, Housing, by adding sections 34-400 to 34-422, Town of Old Orchard Beach Rent Stabilization Ordinance, establishing rent stabilization for long-term rentals over 30 days.

PUBLIC HEARING - BUSINESS LICENSE & APPROVALS:

Thomas Street LLC, 2 Wintergreen Street, 205-10-7, 1 Year-Round Short-Term Rental

Cierra Investments LLC (Jim Albert), 215 Saco Avenue, 211-9-1, 12 Year-Round Rentals

Lindley Realty, 1 East Grand Avenue #502, 306-1-2-502, 1 Year-Round Short-Term Rental

Russell & Barbara Roberts, 1 East Grand Avenue #207, 306-1-2-207, 1 Year-Round Short-Term Rental

Michael Caggiano, 18 Smithwheel Road #30, 210-2-6-30, 1 Year-Round Rental (no previous license at address).

Pamela Jack, 17 Ancona Avenue, 321-3-4, 1 Year-Round Short-Term Rental (no previous license at address).

Chair: Shawn O'Neill

PUBLIC HEARING – SPECIAL AMUSEMENT PERMITS & APPROVALS:

Sandy Bottom Investment Group, Inc (Myst Restaurant), 1 East Grand Avenue, 306-1-2, Acoustic Musician, Inside & Outside, Sunday through Saturday, 11:00am to 11:00pm. (no change)

Alouette Atlantic Resorts LLC (Alouette Beach Cafe), 91 East Grand Avenue, 303-1-11, Singer/Karaoke/Guitar, Inside & Outside, Sunday through Saturday, 12:00pm to 8:00pm. (no change)

Chair: Shawn O'Neill

TOWN MANAGER REPORT

NEW BUSINESS:

AGENDA ITEM #9103

Discussion with Action: Execute consent agreement with the owner of record of the property at 90 Union Avenue, MBL 314-17-2.

Chair: Shawn O'Neill

AGENDA ITEM #9104

Discussion with Action: Consider the Citizen's Initiative Petition to Amend the Town of Old Orchard Beach Code of Ordinances, Chapter 34, Housing, by adding Sections 34-400 to 34-422, Rent Stabilization Ordinance, and either enact the proposed amendment or Order and Direct the Town Clerk to place the question of the adoption of the ordinance at the June 8th, 2027 Municipal Election, per Section 302 of the Town Charter.

Chair: Shawn O'Neill

AGENDA ITEM #9105

Discussion with Action: Set the Public Hearing date of October 6, 2026 to consider a request from the Beachmont Homeowners Association to accept title and to accept and establish as town ways those developed portions of Neptune Road and Dolphin Avenue as depicted on the subdivision plan entitled "Beachmont Subdivision" dated August 23, 2012, approved by the Town of Old Orchard Beach Planning Board on November 8, 2012, and recorded in the York County Registry of Deeds in Plan Book 358, Pages 26-28, together with all of the rights appurtenant thereto and all guardrails, curbing, catch basins, street signs, stop signs, infrastructure situated in, on or under said roadway, but specifically excluding any stormwater runoff systems outside of the right of way, all electrical systems, fixtures, lighting electricity costs, sewer outside of the right of way, gas, trees, mailboxes and the responsibility of snow removal from sidewalks and around the mailboxes, common parking areas, all retaining walls, for all of which the Grantor reserves and retains an easement for the installation, use and maintenance thereof. Also specifically excluding sidewalks for which Grantee is granted a public easement over and will maintain, except for snow removal which remains the responsibility of Grantor, its successors and assigns.

Also excepting from the foregoing any water lines, service laterals and public fire hydrants located in, on or under the Dolphin Avenue and Neptune Road rights of way which are the property of Maine Water Company.

As described in the Warranty Deed from Beachmont Homeowners Association to the Town of Old Orchard Beach, Maine, dated,_____.

Chair: Shawn O'Neill

AGENDA ITEM #9106

Discussion with Action: Set the Public Hearing Date of October 20th, 2026 for Council Order # 2026-2, approved at the 8/18/2026 Town Council Meeting, entitled “Order to Authorize the Town of Old Orchard Beach to Issue General Obligation Bonds in the Principal Amount Not to Exceed \$3,300,000 to Acquire and Install New Radio Frequency Equipment.”

Chair: Shawn O’Neill

AGENDA ITEM #9107

Discussion with Action: Re-appoint David Baird as Election Warden, and Martha Conlan and Sandra Jones as Deputy Election Wardens, terms to expire 10/01/2027.

Chair: Shawn O’Neill

AGENDA ITEM #9108

Discussion with Action: Renew the liquor license for Sandy Bottom Investment Group, Inc (Myst Restaurant), 1 East Grand Avenue, 306-1-2, Class A Restaurant/Lounge, On-Premise, Beer, Wine & Spirits.

Chair: Shawn O’Neill

AGENDA ITEM #9109

Discussion with Action: Renew the liquor license for Adaime & Rea, LLC (Tostones Cafe), 2 Cascade Road Suite 2, 205-15-1, Class A Restaurant: On-Premises: Beer, Wine & Spirits

Chair: Shawn O'Neill

AGENDA ITEM #9110

Discussion with Action: Renew the liquor license for 27 West Grand LLC (The Shack), 27 West Grand Avenue, 307-1-3, Class A Restaurant: On-Premises: Beer, Wine & Spirits

Chair: Shawn O'Neill

AGENDA ITEM #9111

Discussion with Action: Renew the liquor license for Alouette Atlantic Resorts LLC (Alouette Beach Cafe), 91 East Grand Avenue, 303-1-11, Hotel: On-Premises: Beer & Wine

Chair: Shawn O'Neill

ADJOURNMENT

Chair: Shawn O'Neill