Town Council - Meeting Agenda

December 1st, 2026 @ 6:00pm
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:

ACCEPTANCE OF MINUTES:

Accept the minutes from the 11/16 Special and Inaugural Meetings and the 11/17 Town Council regular meeting.

Chair: Shawn O'Neill

PUBLIC HEARING – BUSINESS LICENSE & APPROVALS:

Nathan Leger (BWP, LLC dba Bulky Waste Pickup), 1 Waste Hauler Truck

Indian Street Station LLC, 53 Wild Dunes Way #B4, 105A-1-400-B4, 1 Year-Round Rental (no previous license at this address)

Neng Lay, 1 East Grand Avenue #407, 306-1-2-407, 1 Year-Round Rental

Norman & Susan Dame, 1 East Grand Avenue #411, 306-1-2-411, 1 Year-Round Short-Term Rental

Kirsten & Ari Berman, 1 East Grand Avenue #504, 306-1-2-504, 1 Year-Round Short-Term Rental

Tammey Tenney, 1 East Grand Avenue #303, 306-1-2-303, 1 Seasonal Short-Term Rental

Hayley Kushner & Patrick Guziewicz, 129 Portland Avenue #55, 104-2-10-55, 1 Year-Round Rental (no previous license at this address)

Debra Donaldson, 1 East Grand Avenue #210, 306-1-2-210, 1 Seasonal Short-Term Rental

Chair: Shawn O'Neill

PUBLIC HEARING – SPECIAL AMUSEMENT PERMITS & APPROVALS:

The Local OOB (The Local OOB), 23 Washington Avenue, 309-1-5, Trivia/Music/Magic, Inside, Sunday through Saturday, 11:00am to 10:00pm (last year was inside and outside).

TPR INC (Big Kahuna Bar and Grill), 8 East Grand Avenue, 306-5-3, DJ/Solo/Duet, Inside & Outside, Sunday through Saturday, 12:00pm to 12:30am (no change).

Chair: Shawn O'Neill

TOWN MANAGER REPORT

NEW BUSINESS:

AGENDA ITEM #9146

Discussion with Action: Deliberation 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

AGENDA ITEM #9147

Discussion with Action: To approve the reduction of the FY27 Capital Improvement Budget by $700,000 to cover the shortfall of taxes to be raised due to a calculation oversight. The Capital Improvement budget appropriation will be reduced from $2,653,754 to $1,953,754. Sewer Maintenance Improvement will be reduced from $550,000 to $225,000, Sidewalk Maintenance Improvement will be reduced from $300,000 to $125,000, and Stormwater Maintenance Improvement will be reduced from $550,000 to $250,000. By absorbing the shortfall, there will be no financial impact on taxpayers.

Chair: Shawn O'Neill

AGENDA ITEM #9148

Discussion with Action: Approve the quote from Kevin Lessard and Sons Electric LLC for the replacement of a 3 phase, 400A electrical panel and wiring at the Public Works Facility in the amount of $20,586.90 from account #51002-50901 Town Building Reserve CIP with a balance of $154,067.62.

Chair: Shawn O'Neill

AGENDA ITEM #9149

Discussion with Action: Approve the quote from Kevin Lessard and Sons Electric LLC for the installation of a 400A, 3 phase transfer switch, installing new copper conductors on the new generator, and moving the generator outlet closer to the new generator at the Public Works Facility in the amount of $25,287.86 from account #51002-50901 Town Building Reserve CIP with a balance of $154,067.62.

Chair: Shawn O'Neill

AGENDA ITEM #9150

Discussion with Action: Approve the Special Event Permit for Special Olympics to hold their annual Lobster Dip on the beach in front of the Brunswick on Friday, January 1st, 2027. Take down by 2 p.m. Set-up and takedown of tents shall be between December 30th and January 4th. The sauna must be on the Brunswick Property. Any tents must be flame retardant and meet the NFPA701 fire code standard. Any heaters being used must be rated for use in a tent. Must have a professional event company that is familiar with the rules regarding tents and heating them and have knowledge to safely secure them on the beach. For the bonfire permit, they must use a commercially available fire pit, so the only cleanup is the fire pit and not the beach. They will also need someone assigned in the area for safety and to monitor the activity. Insurance, listing the Town as additionally insured, must be provided to the Town Clerk's Office at least one month prior to the event. Fire lane to remain open on Fernald Street.

Chair: Shawn O'Neill

AGENDA ITEM #9151

Discussion with Action: Approve the closure of Town Hall for the Christmas Holidays according to the Personnel Policy, Thursday, December 24th and Friday, December 25th, with employees using personal or vacation time for half day on Thursday, December 24th.

Chair: Shawn O'Neill

AGENDA ITEM #9152

Discussion with Action: Re-appoint Kim McLaughlin as Registrar of Voters, term to expire 12/31/28.

Chair: Shawn O'Neill

AGENDA ITEM #9153

Discussion with Action: Renew the liquor license for Portland Avenue Associates (Grand Beach Inn), 198 East Grand Avenue, 202-3-5, Hotel: On-Premises: Beer, Wine & Spirits.

Chair: Shawn O'Neill

AGENDA ITEM #9154

Discussion with Action: Renew the liquor license for The Local OOB (The Local OOB), 23 Washington Avenue, 309-1-5, Class A Restaurant/Lounge: On-Premises: Beer, Wine & Spirits.

Chair: Shawn O'Neill

AGENDA ITEM #9155

Discussion with Action: Renew the liquor license for TPR INC (Big Kahuna Bar and Grill), 8 East Grand Avenue, 306-5-3, Class A Restaurant: On-Premises: Beer, Wine & Spirits.

Chair: Shawn O'Neill

ADJOURNMENT

Chair: Shawn O'Neill