

**TOWN OF OLD ORCHARD BEACH, MAINE  
ADMINISTRATIVE HEARING  
Tuesday, April 15, 2014  
4:00 p.m.**

**An Administrative Hearing was called to order at 4:00 p.m. on Tuesday, April 8, 2014 to consider administrative review.**

**The following were in attendance:**

**Town Manager Larry Mead  
Assistant Town Manager, Louise Reid  
Code Enforcement – Dan Finney  
Planner – Jeffrey Hinderliter  
Marc Bourassa  
Tina Kelly  
Ken Lafayette  
Police Chief Dana Kelley  
Fire Chief John Glass**

**Absent: Gary Curtis**

**The Administrative Board meeting was called to address issues relative to the following businesses:**

**(202-3-5) Grand Beach Inn – 198 East Grand Avenue – Portland Avenue Associates**

**(205-5-2) Seabreeze Motel – 30 Milliken Street – King Weinstein**

**(107-2-1) Colindale Estates – 53 Smithwheel – New Heritage Builders**

**In attendance from the businesses were King Weinstein, owner, and John Ponzetti.**

**The issue of a previous Consent Agreement was discussed and King Weinstein was asked to give a report on the completion of those requirements and the Consent Agreement. King noted that he had attempted to have a database designed containing all Old Orchard Beach landlords and addressing the need to secure long-term leases for two weeks or more and to work carefully together to share information on renters and issues related to them. The database was to be implemented by September 30, 2013 and King was to provide quarterly updates to the Police Department and all landlord members. This database was to be ongoing and to be updated quarterly by the Applicant or his designee for the first twelve months and this agreement was signed on June 6, 2013.**

**As of April 15, 2014 the Police Department has not received any information relative to the database and King Weinstein indicated that he did not provide a database update because there appeared to be no interest on behalf of the landlords within the business community. It was noted that one of the concerns was the lack of friendliness of the computer database and the difficulty to get on it at the present time to which Mr. Weinstein indicated that he hasn't updated it because of the lack**

of interest and participation by other business owners. Again the Board encouraged Mr. Weinstein to address this request for a database and the possible introduction of a group such as BRASS which addresses the alcohol issues among various businesses. Mr. Weinstein suggested that this should be something done by the Chamber of Commerce or OOB365. The Board strongly recommended continued addressing of the request for the database to be active.

Mr. Weinstein was asked if he had worked on the marketing plan addressing the type of individuals to which he is renting. It had been previously suggested that perhaps medical students from the University of New England and other local colleges would be a good base for rental applicants. The continued discussion related to the types of individuals that all three businesses seem to be permitting to rent and the fact that the types of issues that are occurring on a constant basis result in continued excessive amounts of services being provided by the Town.

Although Mr. Weinstein disagreed with many of the calls that were addressed it was obvious, at least to the Board, that issues of domestic violence, noise, alcohol, drug abuse, serving of warrants, confrontations, etc., are excessive to these businesses. Mr. Weinstein said that the medical calls are things that he cannot control but again the types of medical calls also related to the types of individuals to whom he is renting. It was indicated that attention needed to be given to the repeat offenders and a plan to address the issues. There were a number of fire alarms which required the services of the Town.

Mr. Weinstein was asked if there was a training program for his staff and if his staff is on duty 24 hours a day to which he indicated that there was a training program and staff was on site 24 hours of the day. He insisted that there have been improvements particularly in the area of the grand Beach Inn and that he has done everything possible to monitor the individuals that are being rented to and those who have occupancy at the three establishments. He insisted that he has checked in with Lt. DeLuca and felt that everything was going along well.

The Administrative Board indicated that the excessive calls to the Police and Fire Departments are not acceptable. Mr. Weinstein explained that it appeared they were going back more than a year and that this Hearing should be dealing with only the six months since the last meeting with him in June. He was provided a list of business notifications since January of 2014 at the Colindale Estates which were five from January through April 11<sup>th</sup> (three days before the Hearing.) The Seabreeze Motel had five notifications since February of 2014. Continued concerns were raised about how to handle the excessive need for public services. Mr. Weinstein felt that at least more time for evaluation should be provided through June of 2014 in order to have a fair evaluation since the last Hearing in June of 2013.

Suggestions were given to Mr. Weinstein that perhaps the raising of the cost for overnight accommodations or weekly accommodations would bring in a better clientele and help to remove these types of eservice calls that seem to occur at all three facilities. The suggestion that consideration of whether the cost of winter rentals is worth the financial commitment was also raised. Although many issues were raised and reiterated, it appeared that Mr. Weinstein felt that he had addressed the issues that have been raised in the past and that many of the Police reports were not his responsibility or related to his businesses. The Administrative

**Board stated that there are issues here that need to be addressed and that we will meet in July to review the past six months and improvements to the areas that have been discussed today.**

**MOTION: Kenneth Lafayette motioned and Marc Bourassa seconded to support a business license renewal for the three properties with the condition that the Administrative Review Board will meet this July to conduct a review of the record of compliance with the June 2013 Consent Agreement, and that the Board finds at that time that the applicant has complied with the terms of the Consent Agreement.**

**VOTE: Unanimous.**

**The Administrative Board Meeting concluded at 5:25 p.m.**

**Respectfully Submitted,**

A rectangular area of the document is redacted with a dense, repeating pattern of small, light-colored characters, obscuring the signature of V. Louise Reid.

**V. Louise Reid  
Secretary to the Administrative Board**

**I, V. Louise Reid, Secretary to the Administrative Board of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of three (3) pages is a true copy of the original Minutes of the Administrative Hearings held on Tuesday, April 15, 2014.**