

TOWN OF OLD ORCHARD BEACH, MAINE
ADMINISTRATIVE REVIEW BOARD MEETING

Wednesday, November 18, 2015

A meeting of the Administrative Review Board was held on Wednesday, November 18, 2015, at 3:00 p.m. in the Town Council Chamber. The meeting was being held at the request of the Administrative Review Board members as a follow up to their meeting on September 10, 2015, September 23, 2015, and October 15, 2015 when they discussed their mission statement and issues relative to how meetings are conducted and review additional businesses that would need to be brought before the Board at a later date.

Attending: Marc Bourassa

 V. Louise Reid – Assistant Town Manager
 Tina Kelly
 Jeffrey Hinderliter – Planner
 Dan Feeney – Code Enforcement
 Police Chief Dana Kelley
 Kathy Smith – Licensing Administrator
 Chief Ricky Plummer

Absent: Larry Mead – Town Manager
 Gary Curtis – resignation accepted with regret
 Chief Ricky Plummer
 Ken Lafayette

The Board review several options and issues to be considered in reviewing the businesses being brought before this Board at a later date:

Immediate Addressing:

<u>The Brunswick</u>	<u>39 West Grand Avenue</u>
<u>Considerations</u>	<u>No Considerations</u>
Intoxicated Female	Man Broke Window and ran (Condo)
Intoxicate Male	Stolen Tip
Fights	Improper Use of ID
Assault in lobby (Condo)	Criminal trespass
Assault inside bar	Gain access to the bar
Band member consuming alcohol	Intoxicated person removed
	Suspicious act
	Stolen phone
	Child pushed elevator button (condo)

It should be noted that some of the complaints above were for the Brunswick Condominium (lobby). In discussion of this item it was determined that a letter which is to be formulated by the Assistant Town Manager and reviewed before mailing by the Police Chief will list the concerns that were raised because of the complaints issued by the Police Department. Although some of the complaints are issues where the Brunswick staff dealt with but resulted in a service call, it was felt it did not merit a business review meeting face-to-face at this time. There were concerns about the fights, assaults and band member consuming alcohol. It was also noted that in consideration of the amount of business that they do both summer and winter, that the issues did not raise to the need for a meeting. It was, however, suggested that a review of the amount of security personnel on duty is a consideration to address some of these issues. The Police Chief is to deliver the letter and have a discussion with the operator of the business.

America's Best Value Inn/Mt. Royal 30 West Grand Avenue

<u>Considerations</u>	<u>No Considerations</u>
Domestic Issue Noise not addressed by hotel Disorderly Conduct	Knife holder walking away from motel Trespassing Marijuana Unwanted subject on property

SeaBreeze Motel 30 Milliken Street

<u>Considerations</u>	<u>No Considerations</u>
Not a police issue – didn't like room Domestic issues Noise complaints Criminal Trespass	Doors left open Drugs in room

Apartment Building 29 Portland Avenue

<u>Considerations</u>	<u>No Considerations</u>
Eviction Notice	Trespassing Noise

Grand Beach Inn and Café

198 East Grand Avenue

Considerations

No Considerations

Illegal Sale to Minor
Domestic Issue
Assault

Richard's Parrot
Misdial
Refund issue
Employee key issue
Civil Issues

It was the determination of the Board that the business owner needed to come before the Board because many of the same issues and calls for service result from the same issues such as disorderly conduct, refund issues, sale to minor, finding of drugs in the room which again goes back to the type of clientele that is being serviced. Business practices seem to be the key issue here. One of the issues was the rental to international students and continued noise complaints. There were few complaints from other businesses who rented to International Students so it would be helpful to know what made this relationship different.

Rental Property-Diane Dion

102 Saco Avenue A&B

Considerations

No Considerations

Harassment Issues
Domestic issues

Dog issue
Health concern

In discussion of this item it was noted that the last time the business owner was brought before the Board she did not appear. It was noted that this time she is to appear or the issue will be brought before the Council. As in other complaints they seem to revolve around the type of client that she rents to and although the individual that was causing the difficulty during our last discussions has been evicted, she seems to have rented to someone of the same nature. It was determined that a meeting need to be held with her and that she should be expected to attend.

Apartment Building

6 Prospect Street

Considerations

No Considerations

Harassment issues
Noise issue

Civil issue
Medical issue
Constant complaints one resident

Although the individual who appeared to be the reason for service calls has moved and the business owner's assigned caretaker of the building has been most helpful, it appears again that this is the situation where they have rented to the same type of individual that in the past has caused issues. Although the Property Manager has met with the Police Department and attempted to solve the issues, they continue to be raised and service calls continue to be made. The continued history of this location is a concern to the Board.

Saco Avenue Associates 172 Saco Avenue

Considerations

No Considerations

Disturbances

This is unusual for us to have complaints about this business address but it appears that particular individuals were causing disturbances for which the Police were called several time. The Board felt that this situation did not require action at this time but that the situation should be monitored.

30 Ocean Avenue

30 Ocean Avenue

Considerations

No Considerations

Assault
Disturbance

It was determined that the business owner is addressing the issues and that it appears to be involving only a couple of individuals. It was determined that the situation needs to be monitored but no business meeting necessary. The business owner has been cooperative.

Granite Bay Care (GBC)

37 Chestnut Street

Considerations

No Considerations

Disturbances
Threatening

Harassment

This is a group home situation and it was suggested that we need to meet with them to understand how they monitor those living in the home and discuss service calls and how to avoid them. It would also be a good idea to discuss how they interact with other group home staff.

Pinewood Terrace Apartments –Caleb Foundation 181.5 Saco Avenue

Considerations

No Considerations

Altercations

Issues of Harassment

Again, this is a subsidized group home situation. It was determined that it would be a good opportunity to discuss with them the issues that raised the service calls but also to understand their policies and procedures. There seems to be a need for reconnecting between staff and the tenants. Lt. DeLuca has been working with Pinewood Terrace but this meeting will be an opportunity for the Board to open up discussion.

3 and 5 Short Street

Considerations

No Considerations

Disturbances continually
Misuse of 911 system

Removal of Tenant
Noise complaints

Again this appears to be the issue of the type of individual that the business owner is renting to and the need for an evaluation of rental procedures and policy. The continual service calls relate to the inability of those renting to get along and the inability of the business owner to handle the situation. A meeting with the business owner is recommended.

Time Strategy

The Assistant Town Manager reviewed dates for business meeting and it was determined that Wednesday, December 9th at 2:30 in the Town Council Chamber would be the date of the meeting with the above business owners. In addition the Code Enforcement Office will in a timely manner get the letters to the business owners and the Police Department will see that the business owners receive the complaints in a timely manner. As the Board will remember – in the past complaints have been made that they did not know why they were being brought before the Board.

The Town Manager closed the meeting at 5:00 p.m.

Respectfully Submitted,

**V. Louise Reid
Assistant Town Manager**