

**TOWN OF OLD ORCHARD BEACH, MAINE  
ADMINISTRATIVE HEARING  
Wednesday, February 3, 2016**

**An Administrative Hearing was called to order at 3:00 p.m. on Wednesday, February 3, 2016 to consider administrative review of business outlined below.**

**The following were in attendance:**

**Town Manager Larry Mead  
Assistant Town Manager, Louise Reid  
Code Enforcement – Dan Feeney  
Planner – Jeffrey Hinderliter  
Kathy Smith – License Administrator  
Marc Bourassa  
Tina Kelly  
Police Chief Dana Kelley  
Fire Chief Ricky Plummer  
Dan Blaney  
Michael Shannon**

**The first half hour of the Board meeting was to introduce our two new members – Dan Blaney and Michael Shannon and to discuss process of conducting the business review.**

**The Administrative Board meeting was called to order at 3:30 to address issues relative to the following businesses:**

**3:30 p.m. (202-3-5) Grand Beach Inn – 198 East Grand Avenue – Portland Avenue Associates**

**3:45 p.m. (205-5-2) Seabreeze Motel – 30 Milliken Street – King Weinstein**

**4:00 p.m. (307-4-1) – 30 West Grand Avenue, America’s Best Value Inn Mt. Royal-Festival Hospitality.**

**4:15 p.m. (205-8-11) 29 Portland Avenue, King Construction Corp.**

**In attendance from the businesses were King Weinstein, owner, and Lena Bryant, property manager.**

**The first item that was addressed was the fact that 29 Portland Avenue was not licensed yet but Mr. King explained that he had purchased the building and that the individual living on the third floor was a left over resident from the former owner. Mr. King reminded the Licenses Administrator that he had already paid the fee but was waiting for the installation of the fire alarm equipment. He assured that the fire alarm system would be installed and working and that the Code Officer would be notified to arrange an inspection. The question of loud music from some of the International Students who rented from him was raised but it was management that called to report that incident and Ms. Bryant who has worked with the International Students indicated that this was an exception because most of the students are very aware of the rules and procedures for renting.**

**In discussions regarding the SeaBreeze Motel, there were issues of drug abuse and again it comes down to the type of individuals being rented to in this motel. There were incidents of verbal abuse and domestic issues but again there was the instance where management called for assistance. The question about refund disagreements was brought up but discussed in full under the incidents at the Grand Beach Motel.**

**The Grand Beach Motel is a large motel renting to many individuals. There were calls relative to Domestic situations and in one instance a management dispute. The refund issue was brought up and Mr. King and Ms. Bryant described in full the procedure for payment of reservations. If an individual makes his own reservation and cancels – the Motel would give them their refund immediately but in the case of the incidents which occurred here, the individuals had reserved the room through a third party. Mr. Weinstein explained that many of the motels which an abundance of rooms will actually book third party. If you pay a third-party site, they're the ones you need to ask for a refund. If you pay the hotel directly, they are able to offer a refund by way of apology, etc. Much of the confusion and complaints regarding refunds was because they were going through third party and King's motels were not able to refund themselves. It was suggested by a member of the Board that perhaps paying up front to an unhappy client would remove the animosity that led to the disruption and complaint. One of the difficulties when explaining to a visitor is that they have not in many instances consulted the rates and the specific restrictions.**

**In discussing the issues relative to America's Best Value Inn/Mt. Royal – included noise complaints and in two instances management made the calls. In one instances there was an eviction of guests. Again, such complaints arise because of the type of individuals asking for a room.**

**The Board continued discussion but it was acknowledged that there had been an improvement in the number of calls over the past few months and it was indicated that Ms. Bryant has taken a substantial responsibility to see that the issues are dealt with or avoided in a timely manner. The Board discussed the need for this to go to the Council and the general consensus was that there had been improvement and an**

**acknowledgement of the need to monitor thy types of individuals that will be staying in the accommodations.**

**The Board expressed its appreciation to King Weinstein for the attention he has given the past concerns and encouraged continued addressing of issues which call for service by Police or Fire.**

**MOTION: Marc Bourassa motioned and Chief Ricky Plummer motioned to Adjourn the meeting at 4:20 p.m.**

**VOTE: Unanimous.**

**The Administrative Board Meeting concluded at 4:25 p.m.**

**Respectfully Submitted,**

**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 Wednesday, February 3, 2016.**