

1 February 27, 2019



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3 **Talbot County Short-Term Rental Review Board**  
4 **Final Decision Summary**

5 Monday, February 11, 2019 at 1:00 p.m.  
6 Community Center, Wye Oak Room  
7 10028 Ocean Gateway, Easton, Maryland

8 **Attendance:**

9 Board Members:

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- 11 Scott Kane, Chairman
- 12 David McQuay, Vice Chairman
- 13 Tammy Broll
- 14 John "Jack" Hall
- 15 Martha W. Suss

17 Staff:

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- 19 Mary O'Donnell, Assistant County Attorney
- 20 Mary Kay Verdery, Planning Officer
- 21 Miguel Salinas, Assistant Planning Officer
- 22 Elisa Deflaux, Environmental Planner
- 23 Carole Sellman, Staff Assistant
- 24 Chris Corkell, Recording Secretary
- 25

26 1. **Call to Order**—The meeting was called to order at 1:00 p.m.

27  
28 2. **Decision Summary Review**—January 18, 2019—

29 **Mr. Hall moved to approve the draft Short-Term Rental Review Board**  
30 **Decision Summary for January 18, 2019. Mr. Kane seconded the motion. The**  
31 **motion carried unanimously.**

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33 3. **Old Business**—

34 a. Election of Officers— The Board discussed the election of officers. A **motion**  
35 **was made by Ms. Broll to nominate Mr. Kane for Chairman seconded by Mr.**  
36 **Hall and carried unanimously. A motion was made by Mr. Kane to nominate**  
37 **Mr. McQuay for Vice Chairman, seconded by Mr. Hall and carried**  
38 **unanimously. By Board consensus, Mr. Hall was selected as the**  
39 **representative for the Open Meetings Act requirements.**

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41 b. Bylaws review and recommendation to Council— The draft Bylaws were  
42 discussed and several amendments were agreed upon by the Board, including  
43 changing the title to "Rules of Procedure". The amended document will be  
44 forwarded to the County Council for final review and approval.  
45 **A motion to approve the Rules of Procedure was made by Mr. McQuay,**  
46 **seconded by Ms. Suss and carried unanimously.**

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48 4. **New Business**

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50 Mr. Howard Snyder addressed the Board with general comments and presented a  
51 map that represents the location of Short-Term Rentals (STRs) in the County. Mr.  
52 Snyder expressed his concerns with the number of licenses in the County and  
53 asked for a moratorium on the issuance of additional STRs. Mary O'Donnell  
54 explained the role of the Board and the County Council regarding moratoriums.

55 Miguel Salinas explained to the Board how STR Helper, the County's new on-  
56 line management system for STRs will assist with identifying property owners  
57 that are advertising STRs, but are unlicensed, and follow-up enforcement actions.  
58

- 59 a. Jean A. & William Kent Edwards—ST-688-EDW, 6885 Thorneton Road, Easton,  
60 Maryland 21601, (Map 40, Parcel 131, Lot A, zoned Rural Residential).  
61

62 Elisa Deflaux presented the staff report for the Short-Term Rental (STR) license  
63 application. The applicants described their application. Mary Kay Verdery  
64 discussed the safety inspection and complaint process to the Board. Miguel  
65 Salinas further explained what information is typically provided in a STR staff  
66 report. The Board called for public comment. Individuals that spoke were Monica  
67 Sewell, Brenda Latka and Howard Snyder. Written comments were received  
68 from Anna McClure, John and Monica Sewell, Dr. Brenda Latka and Howard  
69 Snyder and were introduced into evidence in this matter.  
70

71 **Ms. Suss made a motion to approve the STR application for Jean A. &**  
72 **William Kent Edwards at 6885 Thorneton Road, seconded by Mr. McQuay.**  
73 **The application was approved unanimously with conditions.**  
74

- 75 b. Jackie Fletcher—ST-175-FLE, 24640 Yacht Club Road, St. Michaels, Maryland,  
76 21663, (Map 23, Parcel 19, Lot 1, zoned Rural Residential).  
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78 Elisa Deflaux presented the staff report for a STR license application. Ms.  
79 Fletcher described her application and provided amendments to her floor plans.  
80 The Board called for public comment, none were provided. Lynn Chapman  
81 submitted written comment to the Board, which was received into evidence.  
82

83 **Mr. Hall made a motion to approve the STR application for Jackie Fletcher**  
84 **at 24640 Yacht Club Road, seconded by Ms. Suss and carried unanimously**  
85 **with conditions.**

- 86 c. Susanne and David Fyffe—ST-748-FYF, 7487 Bozman Neavitt Road, Bozman,  
87 Maryland 21612 (Map 39, Parcel 125, Lot 13, zoned Rural Residential).  
88

89 Elisa Deflaux presented the staff report for a STR license application. Mr. Fyffe  
90 described their application. The Board called for public comment, Mr. Snyder  
91 provided additional testimony that Bozman Neavitt is a fragile peninsula and  
92 there are at least fifteen STRs on the main road which increases noise and septic  
93 problems.  
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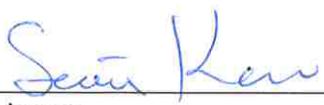
95 **Mr. McQuay made a motion to approve the STR application for Susanne &**  
96 **David Fyffe at 7487 Bozman Neavitt Road, seconded by Ms. Suss and carried**  
97 **unanimously with conditions.**  
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- 99 5. **Adjournment**– Ms. Suss made a motion to adjourn the meeting, seconded by Mr.  
100 McQuay and carried unanimously. The meeting was adjourned at 3:55 p.m.

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The next scheduled meeting will be held on February 21, 2019 at 1:00 p.m., in the Chesapeake Room of the Talbot County Community Center.

Read and approved by the Board on 3/5/2019.



Chairman