

1 July 1, 2019



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

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

8 **Attendance:**

9 Commission Members:

10
11 Scott Kane, Chairman
12 David McQuay, Vice Chairman
13 Tammy Broll
14 John "Jack" Hall
15 Martha Suss

18 Staff:

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20 Mary O'Donnell, Assistant County Attorney
21 Miguel Salinas, Assistant Planning Officer
22 Elisa Deflaux, Environmental Planner
23 Carole Sellman, Recording Secretary

24 **1. Call to Order** - The Chair called the meeting to order on June 6, 2019 at 1:05 p.m. Mr.
25 Kane opened the meeting.

26
27 **2. Decision Summary Review** – Mr. Hall made the motion to approve the minutes as
28 corrected, seconded by Mr. McQuay. The motion was carried unanimously.

29
30 **3. Old Business** – Mr. Kane stated the Council has approved the STR Review Board Rules
31 of Procedure. Mary O'Donnell stated that the incorrect version is posted on the county's
32 webpage and the corrected one will be posted tomorrow.

33
34 **4. New Business**

- 35
36 a. Old Wintersell/Thomas Hogan and Sheilah Lynch, ST-489-HOE, 4895 Judiths
37 Garden Road, Oxford, MD 21654, (Map 53, Grid 6, Parcel 16, Zoned Rural
38 Conservation/Western Rural Conservation). Mr. Salinas stated that staff is
39 withdrawing the application as the Applicants should have been reviewed under
40 the renewal process.
- 41
42 b. Susan Claggett - ST-271-ENN, 27169 Enniskillen Road, Easton, MD 21601,
43 (Map 41, Grid 17, Parcel 55, Zoned Rural Conservation). Ms. Deflaux presented
44 the staff report for the Short-Term Rental (STR) license application. Ms. Claggett
45 gave some history on her property. Ms. Claggett presented a copy of the
46 paperwork for the new window she ordered which will bring her property into
47 compliance for safety requirements. She also stated the house rules were updated
48 with regard to the Critical Area.

49
50 The Board called for Public comment. Individuals that spoke were Lorraine
51 Claggett, Susan duPont and Lawrence Claggett. Written comments were received
52 by the Board from Susan duPont.

53 **Ms. Broll made a motion to approve the STR application for one bedroom**
54 **for Susan Claggett, 27169 Enniskillen Road with staff conditions, seconded**
55 **by Mr. Hall. The motion carried unanimously.**
56

- 57 c. River Home Family Trust, LLC/Lawrence and Nancy Wertheimer - ST-295-
58 WER, 25955 Acorn Road, Royal Oak, MD 21662, (Map 41, Grid 1, Parcel 143,
59 Lot 3, Zoned Village Center). Ms. Deflaux presented the staff report for the Short
60 Term Rental (STR) license application. Mr. Wertheimer requested a waiver for
61 emergency escape and rescue openings, Section R310 of the building code, due to
62 his safety inspection not meeting this requirement. Mr. Salinas explained to the
63 Board that previous STR applicants were required to comply with the code by
64 signing an affidavit that they were in compliance. He also explained the waiver
65 requirements and why the application was before the Board. Mary O'Donnell
66 explained the process and criteria for the waiver process, the motion and appeals.
67 Brent Garner, Director of Permits and Inspections, explained the reason for the
68 size of the required emergency escape and rescue window opening. Cindy
69 Reichart asked a question from her seat in the audience and Mary O'Donnell
70 stated that her speaking out was not proper form.

71
72 The Board called for Public comment. Individuals that spoke were Susan duPont,
73 Howard Snyder and Monica Otte. Written comments were received by the Board
74 from Susan duPont, Bob Haase and Monica Otte.
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76 **Mr. Hall made a motion to deny the STR application for River Home Family**
77 **Trust, LLC/Lawrence and Nancy Wertheimer, seconded by Mr. McQuay.**
78 **The motion carried unanimously.**
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80 **Other Matters for Discussion**

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82 Russ McNair and Cindy Reichart discussed a screening question with the STR Board in
83 reference to their STR application as they own two contiguous properties. The Board
84 clarified the discussion was not a request for a waiver, that it would be for informational
85 purposes only, and any comments were not binding. Mary O'Donnell spoke in reference
86 to the Code and the sections that apply. Mr. Salinas explained the requirements in
87 reference to the issue of screening from adjacent properties. Cindy Reichart questioned
88 the Board as to whether they have to comply with the screening regulation as they cannot
89 ask for a waiver under the new application process. The Board discussed how
90 enforcement of screening requirements could occur where a property contiguous to an
91 STR property with the same owner is sold.
92

93 **Adjournment** - The Chair called the meeting to adjourn. The meeting was adjourned at
94 2:32 p.m. **Ms. Suss made a motion to adjourn, seconded by Mr. Hall. The motion**
95 **carried unanimously.**
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Read and approved by the Board on 7-11-19.

Scott Kane
Chairman

