

1 October 11, 2019



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

5 Thursday, September 12, 2019 at 1:00 p.m.
6 Community Center, Wye Oak Room
7 10028 Ocean Gateway, Easton, Maryland

8 **Attendance:**

9 Commission Members:

16 Staff:

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- 11 Scott Kane, Chairman
- 12 Tammy Broll
- 13 John "Jack" Hall
- 14 Martha Suss

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- 18 Mary O'Donnell, Assistant County Attorney
- 19 Miguel Salinas, Assistant Planning Officer
- 20 Elisa Deflaux, Environmental Planner
- 21 Chris Corkell, Recording Secretary

22 **1. Call to Order** - The Chair called the meeting to order on September 12, 2019 at 1:05
23 p.m. Mr. Kane opened the meeting. Mr. McQuay was not able to attend the meeting and a
24 quorum was present. Ms. Suss arrived late.

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26 **2. Administrative Matters** - Mr. Kane discussed the two (2) STR work sessions held on
27 August 22 and 29. He asked that the transcripts prepared by the court reporter from those
28 meetings be posted on the County website. He noted that he attended the County Council
29 meeting on September 10. Mr. Salinas spoke about the upcoming Council meetings and
30 legislation.

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32 **3. Minutes** – Mr. Hall made a motion to approve the minutes for July 25, 2019, seconded
33 by Mrs. Broll. The motion was carried unanimously (3-0-2, Mr. McQuay and Ms. Suss
34 absent for the vote).

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36 **4. Old Business** – None.

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38 **5. New Business** –

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40 a. Eastern Shore Cape Cod Getaway/Laura Friedel, ST-695-FRI, 6951 Hopkins
41 Neck Road, Easton, MD 21601, (Map 41, Grid 8, Parcel 15, Lot 4. Zoned Village
42 Hamlet). Ms. Deflaux presented the staff report for the Short-Term Rental (STR)
43 license application. Ms. Friedel gave some history on her property and submitted a
44 revised lease to the STR Board.

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46 The Board called for Public comment. Howard Snyder spoke. Written comments
47 were received by the Board from Ms. duPont.

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49 **Ms. Broll made a motion to approve the STR application for three bedrooms for**
50 **6951 Hopkins Neck Road, with staff conditions, seconded by Mr. Hall. The**
51 **motion carried unanimously (3-0-2, Mr. McQuay and Ms. Suss absent for the**
52 **vote).**

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b. Overlook on Dun's Cove/Doris Price, ST-139-PRI, 6747 Holly Woods Road, Sherwood, MD 21665, (Map 38, Grid 16, Parcel 36, Lot 17. Zoned Rural Conservation). Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license application. Ms. Price was not able to attend the meeting. Kathy Bogan with VIP Vacation Rentals, LLC is the resident agent and spoke on her behalf in reference to the property and application. Mr. Salinas and Ms. O'Donnell explained the time frame for the water test and submittal. Ms. Price stated she had previously submitted the wrong water test.

The Board called for Public comment. Howard Snyder and Dan Watson spoke. Written comments were received by the Board from Ms. duPont.

Mr. Hall made a motion to approve the STR application for two bedrooms for 6747 Holly Woods Road, with staff conditions, seconded by Ms. Broll. The motion carried unanimously (3-0-2 with Ms. Suss abstaining, Mr. McQuay absent for the vote).

c. Sycamore Acres/Daniel White, ST-711-WHI, 7112 Sycamore Lane, Easton, MD 21601, (Map 41, Grid 1, Parcel 75. Zoned Village Hamlet). Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license application. Mr. White attended the meeting and gave the board information on his time spent at his rental and how much time he will be renting the home. Jodie Hardesty with Eastern Shore Vacation Rental is the Resident Agent. She gave a history on the property, inspections and applications.

The Board called for Public comment. Susan duPont spoke. Written comments were received by the Board from Ms. duPont.

Ms. Suss made a motion to approve the STR application for six bedrooms for 7112 Sycamore Lane, with staff conditions, seconded by Mr. Hall. The motion carried unanimously (4-0-1, Mr. McQuay absent for the vote).

d. Glenn Manning, ST-602-MAN, 6020 Covey Avenue, Tilghman, MD 21671 (Map 44A, Grid 1, Parcel 275, Lot 87. Zoned Village Mixed). Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license application. Mr. Manning gave some history on his property, his long term rental experience, and the volume of letters that needed to be mailed to all property owners.

The Board called for Public comment. No one testified. Written comments were received by the Board from Ms. duPont.

95 **Mr. Broll made a motion to approve the STR application for four bedrooms for**
96 **6020 Covey Avenue, with staff conditions, seconded by Mrs. Suss. The motion**
97 **carried unanimously (4-0-1, McQuay absent for the vote).**
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99 e. Cottage at Long Haul/Kathryn and Thomas Hennings, ST-180-HEN, 9001 N. St.
100 Michaels Road, St. Michaels, MD 21663, (Map 23, Grid 14, Parcel 18. Zoned Rural
101 Conservation). Ms. Deflaux presented the staff report for the Short-Term Rental
102 (STR) license application. The applicants were on a conference call with the STR
103 Review Board. Tracy Kiley is the Resident Agent and did not attend the meeting. Mr.
104 Salinas stated staff advised the applicant that it's the Board's policy not to have the
105 resident agent serve as the spokesperson. Ms. and Mr. Hennings gave some history on
106 their property and discussed the violations. Mary O'Donnell explained the County
107 Council's Administrative Resolution with code compliance and the categories the
108 applicant's fall into. She explained the Board has the flexibility to approve or deny
109 these applications. She also noted the applicant may not file an application for 12
110 months from the enforcement letter dated August 7, 2019.
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112 Written comments were received by the Board from Ms. duPont, Lynn Chapman and
113 Phil and Beth Jones dated 09-09-19.
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115 **Mr. Hall made a motion to deny the STR application for three bedrooms for**
116 **9001 N. St. Michaels Road, seconded by Ms. Broll. The motion carried**
117 **unanimously (4-0-1, McQuay absent for the vote).**
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119 f. Michael Huffstetler, ST-776-HUF, 7766 Bloomfield Drive, LLC, (Map 33, Grid
120 18, Parcel 27. Zoned Rural Conservation). Application was withdrawn.
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- 122 **6. Other Matters for Discussion** - Mr. Salinas asked if the Board would like to approve the
123 minutes from the August 22 and 29, 2019 from the STR work sessions.
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125 **Adjournment** - The Chair called the meeting to adjourn. The meeting was adjourned at
126 2:57 p.m.
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128 Read and approved by the Board on October 17, 2019
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133 Chairman
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