

1 December 5, 2019

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Talbot County Short-Term Rental Review Board
Final Minutes

Thursday, October 31, 2019 at 1:00 p.m.
Community Center, Wye Oak Room
10028 Ocean Gateway, Easton, Maryland

8 **Attendance:**

9 <u>Commission Members:</u>	18 <u>Staff:</u>
10	19
11 Scott Kane, Chairman	20 Mary O'Donnell, Assistant County Attorney
12 David McQuay, Vice Chairman	21 Elisa Deflaux, Planner II
13 John "Jack" Hall	22 Chris Corkell, Recording Secretary
14 Tammy Broll	23

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24/7 **1. Call to Order** - The Chair called the meeting to order on October 31, 2019 at 1:00 p.m.
25 Mr. Kane opened the meeting. Mrs. Suss was absent.

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27 **2. Administrative Matters** – None.

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29 **3. Minutes** – There were no minutes to approve.

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31 **4. Old Business** – None.

32
33 **5. New Business** –

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35 a. Stone Anchor Farm, LLC, ST-262-STO, 26259 St. Michaels Road, Easton, MD
36 21601, (Map 41, Grid 2, Parcel 6, zoned Rural Conservation/Western Rural
37 Conservation). Ms. Deflaux presented the staff report for the Short-Term Rental
38 (STR) license application. Jodie Hardesty/Eastern Shore Vacation Rental is the
39 Resident Agent. Ms. Hardesty gave some history on the property and explained that
40 one room is an adjoining room which will be used as a common area with no bed.
41 Mr. Stone explained the previous revenue before he purchased the property and that
42 there have been no complaints.

43
44 The Board called for Public comment and no one testified. Written comments were
45 received by the Board from Ms. duPont.

46
47 **Ms. Broll made a motion to approve the STR application for six bedrooms for**
48 **26259 St. Michaels Road, Easton, with staff conditions, seconded by Mr.**
49 **McQuay. The motion carried unanimously (4-0-1, Ms. Suss absent for the vote).**

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52 b. Greenspun/Harry and Karen McDermott, ST-103-GRE, 10369 Todds Corner
53 Road, Easton, MD 21601, (Map 16, Grid 12, Parcel 135, Lot 2, zoned Rural
54 Conservation/Western Rural Conservation). Ms. Deflaux presented the staff report for
55 the Short-Term Rental (STR) license application. Joe Riccio/Maritime Properties is
56 the Resident Agent and a general contractor. Mrs. McDermott stated Mr. Riccio sold
57 them their home and gave a history on her property.
58

59 The Board called for Public comment. Braden & Kelly Tuttle testified about their
60 concerns related to an increase in traffic, hunting and tenants coming in the middle of
61 the night looking for the property. Ms. McDermott stated there would be no hunting
62 on the STR property and they will place “no hunting signs” on the property and
63 establish the same in her house rules. She will also have signage posted to help people
64 find the house.
65

66 Written comments were received by the Board from Ms. duPont and a letter from Ms.
67 McDermott was introduced at the meeting by Smokey and Carol Saduk .
68

69 **Mr. Hall made a motion to approve the STR application for five bedrooms for**
70 **26259 St. Michaels Road, Easton, with staff conditions, seconded by Mr.**
71 **McQuay. The motion carried unanimously (4-0-1, Ms. Suss absent for the vote).**
72

73 c. Shipwright Cottage/Melissa and Lucjan Haber, ST-228-HAB, 22860 Jackson
74 Lane, Wittman, MD 21676, (Map 31, Grid 2, Parcel 59. zoned Village Residential).
75 The applicant withdrew the application by an email to Planning and Zoning; they will
76 comply with all safety issues and call for re-inspection when completed.
77

78 d. Breezy Point Cottage/William McNair and Cindy Reichart, ST-861-MCN, 8618
79 Sewell Point Road, Wittman, MD 21676 (Map 22, Grid 2, Parcel 185, zoned Village
80 Residential). The applicants requested before the meeting that they continue their
81 meeting to a later date as the STR Board did not have 5 members in attendance.
82

83 e. Cottage at Long Haul/Kathryn Hennings, ST-180-HEN, 9001 N. St. Michaels
84 Road, St. Michaels, MD 21663, (Map 23, Parcel 18, zoned Rural Conservation). Ms.
85 Deflaux presented the staff report for the Short-Term Rental (STR) license
86 application. The Resident Agent is Tracy Kiley. Ms. O'Donnell explained that the
87 application was denied on September 12, 2019. The Hennings have asked for the
88 Board to reconsider its decision, however the rules and procedures do not allow for
89 reconsideration or an amendment to a decision that was made. Roberts Rules does
90 have a provision that would allow a member of the Board to make a motion to amend
91 or rescind a decision which has to be seconded and has to approved by a majority of
92 the Board to pass.
93

94 Elisa Deflaux read the previous staff report. Mr. and Mrs. Hennings were not aware
95 of the deadline for their STR license and her husband was dealing with health issues.

96 Ms. Hennings stated they were a long time residents of Maryland. They passed their
97 safety inspection and it is priority to her and her husband; it's their primary concern.
98 They don't allow renters to use the fireplace. Mr. Kane stated the County had
99 forwarded them a letter that they missed the deadline and they paid a fine as they had
100 rented out their property without a valid license. Mr. Kane asked about a 2nd fine
101 which had been issued. Ms. Hennings stated the fine had not been paid at this time
102 due to not having the income to maintain the property. The last tenant was on Labor
103 Day weekend, the last fine was in August and the first fine was issued in July. Mr.
104 Kane asked why they did not cancel those that had continued to book after the letters
105 were issued. Mary O'Donnell explained the procedures for enforcement. Mr. Kane
106 called for a motion to amend or rescind from the Board.

107
108 The Board called for Public comment and no one testified. Written comments were
109 received by the Board from Ms. DuPont and a letter of support was submitted by Phil
110 and Beth Jones.

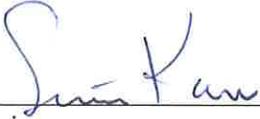
111
112 Mr. Hall state he finds the idea exceedingly offensive that it is more important to
113 make money rather than obey the law and to obey AirBNB rules rather than Talbot
114 County rules.

115
116 **No Motion was made by the Board to amend or rescind their previous decision**
117 **on the application. Hearing no motion, the Board reaffirmed their September 12,**
118 **2019 decision.**

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120 **6. Other Matters for Discussion – None**

121
122 **Adjournment** - The Chair called the meeting to adjourn. The meeting was adjourned at
123 2:15 p.m.

124
125 Read and approved by the Board on 12/12/2019

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128 _____
129 Chairman
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