

Talbot County Short-Term Rental Review Board Minutes

Thursday, March 2, 2023 at 1:00 p.m.

Talbot County Community Center, Wye Oak Room 10028 Ocean Gateway, Easton, Maryland 21601

Attendance:

9	Commission Members:	16	Staff:
10	Cindy Reichart, Chairperson	17	Andy Meehan, Esquire
11	David McQuay	18	Rebecca Guay, Esquire
12	Keith Watts- via teleconference	19	Brennan Tarleton, Planning Officer
13	Michele La Rocca	20	Bryce Yelton, Planner II
14	Martha Suss - via teleconference	21	Elisa Deflaux, Planner II
15		22	Jennifer Collins, Administrative Assistant
		23	

- 1. Call to Order The Chair called the meeting to order on March 2, 2023 at 1:00 p.m.
 - 2. Minutes –The minutes for the January 26, 2023 meeting were accepted.

3. Administrative Matters – None

• Please note the video will reflect that the order of the meeting was changed. The order was as follows; 5a, 4a, 5b, 5c, 5d, 5e.

4. Old Business

a. Applicant: Bradley and Lisa Bebee Living Trust

File No.: STN-22-31

Agent: Flaneur, The Vacation Rental Company, Jennifer Brown

Request:Short-Term Rental License – primary dwellingLocation:22020 Benders Lane Sherwood MD 21665Zoning:Map 38, Grid 17, Parcel 11; Zone: RC

Staff Presentation:

Elisa Deflaux presented the staff report for the Short-Term Rental (STR) license application.

Applicant Presentation:

Jennifer Brown Flaneur, The Vacation Rental Company Zachary Smith, Armistead, Lee, Rust and Wright Bradley Bebee

Public Comments:

Leslie Stein

Mr. Watts made a motion to approve the STR application for four bedroom located at 22020 Benders Lane Sherwood MD 21665 with staff conditions; based on the following findings 1. The application is complete. 2. No false, inaccurate, incomplete, or incorrect statements were made in connection with the application. 3. Applicant complied with all notice requirements. 4. Issuance of the license would not unduly disturb the peace of the neighborhood 5. In the Board's discretion, no other substantial reasons exist to support denial of the license. Motion seconded by Ms. Suss. The motion carried. Vote 4-1 FOR: 4- Reichart, McQuay, Watts, Suss AGAINST: 1- LaRocca ABSTAIN: 0 ABSENT: 0 5. New Business Applicant: Frederick Hoffman File No.: STN-22-17 Agent: Frederick Hoffman Request: Short-Term Rental License – accessory dwelling Location: 29996 Bolingbroke Lane, Trappe, MD 21673 Zoning: Map 62, Parcel 60, Lot 7; Zone: RC	
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X() Zoning: Man 62 Parcel 60 Lot 7: Zone: RU	
81	
Staff Presentation:	
Elisa Deflaux presented the staff report for the Short-Term Rental (STR) license	
84 application.	
85	
86 Applicant Presentation:	
Frederick Hoffman	
88	
89 Public Comments:	
90 Marianne Pepper	
91	
Mr. Watts made a motion to approve the STR application for two bedrooms	š
located at 29996 Bolingbroke Lane, Trappe, MD 21673 with staff conditions	;;
94 based on the following findings	
95 1. The application is complete.	
2. No false, inaccurate, incomplete, or incorrect statements were made in	
connection with the application.	
98 3. Applicant complied with all notice requirements.	

99 100 101 102 103 104		neighbor 5. In the B denial of	of the license would not unduly disturb the peace of the rhood oard's discretion, no other substantial reasons exist to support the license. Indeed by Ms. La Rocca The motion carried.
		X	5.0
105 106		Vote	5-0
100		FOR: AGAINST:	5- Reichart, McQuay, Watts, La Rocca, Suss 0
107		ABSTAIN:	0
108		ABSENT:	0
110		ADSENT.	O
111	а	Applicant:	Christopher Ion Kuehl and Pachal Victoria Kuehl
112	a.	File No.:	Christopher Jon Kuehl and Rachel Victoria Kuehl STN-22-25
113		Agent:	Tidewater Vacations Inc., Angela Eade
114		Request:	Short-Term Rental License - primary dwelling
115		Location:	6398 Hopkins Neck Rd
116		Zoning:	Map 41, Grid 02, Parcel 29; Zone: RC
117		2011115.	Wap 41, Old 02, I alcel 27, Zolie. Re
118		Application	withdrawn.
119		Approaction	77 A. C.
120		*The Board r	notes that after the meeting staff closed the application per the
121		applicants red	
122			1
123	b.	Applicant:	John and Patricia McGlannan
124		File No.:	STN-22-39
125		Agent:	Flaneur, The Vacation Rental Company, Jennifer Brown
126		Request:	Short-Term Rental License - primary dwelling
127		Location:	21406 Dogwood Cove Rd, Tilghman, MD 21671
128		Zoning:	Map 44A, Parcel 148; Zone: VM
129		C	•
130		Staff Present	tation:
131		Elisa Deflaux	t, presented the staff report for the Short-Term Rental (STR) license
132		application.	·
133			
134		Applicant Pi	esentation:
135		Jennifer Broy	vn, Flaneur, The Vacation Rental Company
136		Patricia McG	lannan
137			
138		Public Comr	ments:
139		None	
140			
141		For the Reco	ord: Ms. La Rocca noted that she is an adjacent property owner.
142			

143		Mr. McQuay	y made a motion to approve the STR application for four
144	bedrooms, located at 21406 Dogwood Cove Rd, Tilghman, MD 21671 with		
145	staff conditions; based on the following findings		
146			ication is complete.
147			inaccurate, incomplete, or incorrect statements were made in
148			on with the application.
149			t complied with all notice requirements.
150			of the license would not unduly disturb the peace of the
151	neighborhood		
152			oard's discretion, no other substantial reasons exist to support
153			the license.
154			nded by Mr. Watts. The motion carried.
155		Worldin Seco.	add by 1411. Watts the motion entired
156		Vote	5-0
157		FOR:	5- Reichart, McQuay, Watts, La Rocca, Suss
158		AGAINST:	0
159		ABSTAIN:	0
160		ABSENT:	0
161		ADSENT.	O .
162	C	Applicant:	Solitude Investment Services LLC
163	C.	File No.:	STN-22-38
164		Agent:	Eastern Shore Vacation Rental, Catherine Lawson
165		~	Short-Term Rental License - primary dwelling
		Request: Location:	
166			7312 Solitude Rd, St Michaels, MD 21663
167		Zoning:	Map 40, Parcel 158; Zone: RR
168		C4 - FC D	4-4!
169	Staff Presentation:		
170	Elisa Deflaux, presented the staff report for the Short-Term Rental (STR) license		
171		application.	
172		4 II (D	
173	Applicant Presentation:		
174		Jenniter Brov	vn, Flaneur, The Vacation Rental Company
175		D 111 C	
176		Public Comr	nents: None
177			
178			a made a motion to approve the STR application for five
179	bedrooms located at 7312 Solitude Rd, St Michaels, MD 21663 with staff		
180	conditions; based on the following findings		
181			ication is complete.
182			inaccurate, incomplete, or incorrect statements were made in
183			on with the application.
184			t complied with all notice requirements.
185			of the license would not unduly disturb the peace of the
186		neighbor	
187			oard's discretion, no other substantial reasons exist to support
188		denial of	the license

189		Motion secon	nded by Mr. McQuay. The motion carried.
190			
191		<u>Vote</u>	5-0
192		FOR:	5- Reichart, McQuay, Watts, La Rocca, Suss
193		AGAINST:	0
194		ABSTAIN:	0
195		ABSENT:	0
196			
197	d.	Applicant:	Gary Reuland and Susan Hook-Reuland
198		File No.:	STN-22-37
199		Agent:	Flaneur, The Vacation Rental Company, Jennifer Brown
200		Request:	Short-Term Rental License - primary dwelling
201		Location:	6020 Tilghman Avenue Tilghman MD 21671
202		Zoning:	Map 44A, Parcel 275, Lot 79; Zone: VM
203		Ü	
204		Staff Present	eation:
205			, presented the staff report for the Short-Term Rental (STR) license
206		application.	, i
207		1.1	
208		Applicant Pr	resentation:
209		= =	n, Flaneur, The Vacation Rental Company
210			and the state of t
211		Public Comn	nents: None
212			TVOICE TO THE TOTAL THE TOTAL TO THE TOTAL TOTAL TO THE T
213		Ms. LaRocca	made a motion to approve the STR application for four
214			cated at 6020 Tilghman Avenue Tilghman MD 21671 staff
215			ased on the following findings
216			ication is complete.
217			inaccurate, incomplete, or incorrect statements were made in
218			n with the application.
219			t complied with all notice requirements.
220			of the license would not unduly disturb the peace of the
221		neighborl	v 1
222		0	ard's discretion, no other substantial reasons exist to support
223			the license
224			ided by Mr. Watts. The motion carried.
225		Motion Secon	ided by wir. watts. The motion carried.
226		Vote	5-0
227		FOR:	5- Reichart, McQuay, Watts, La Rocca, Suss
228		AGAINST:	0
229		ABSTAIN:	0
230		ABSENT:	0
231		ADSENT.	U
	O41	hau Mattaus fan D	Nicewagien
	. Uti	her Matters for D	
233			223 is the next Short Term Rental meeting. Staff will begin working
234		on the follow	ring meeting scheduled for April 6, 2023.

235		
236	7.	Adjournment - The Chair called the meeting to adjourn.
237		
238		Read and approved by the Board on <u>April 3, 3p33</u> .
239		
240		Child Clerkel
241		
242		Chairperson Signature