



**Talbot County Short-Term Rental Review Board  
Minutes  
Thursday, December 14, 2023, at 1:00 p.m.  
Talbot County Government Offices, Wye Oak Room  
10028 Ocean Gateway, Easton, Maryland 21601**

**Attendance:**

**Commission Members:**

8 Cindy Reichart, Chairperson  
9 Keith Watts -via teleconference  
10 Michele La Rocca  
11 Martha Suss  
12 David McQuay

**Staff:**

15 Rebecca Guay, Esquire  
16 Bryce Yelton, Assistant Planning Officer  
17 Andrew Nixon, Planner II  
18 Elisa Deflaux, Planner II  
19 Jennifer Collins, Administrative Assistant

1. **Call to Order** – The Chair called the meeting to order on December 14, 2023 at 1:00 p.m.

2. **Minutes** –The minutes for the October 19, 2023 meetings were accepted.

3. **Administrative Matters** – Staff to verify that the webpage and documents reflect the new Chief Compliance Officer, James Mullikin

4. **Old Business** – None

**5. New Business**

a. **Applicant:** Eric Johansen  
**File No.:** STN-23-51  
**Agent:** Beach Buckets LLC, Bonnie Johansen  
**Request:** Short-Term Rental License - primary dwelling  
**Location:** 5599 Marlan Drive, Trappe MD 21673  
**Zoning:** Map 48, Parcel 212, Lot 15 Zone: AC

**Staff Presentation:**

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

**Applicant Presentation:**

Eric and Bonnie Johansen

**Public Comments:**

None

**Ms. LaRocca made a motion to approve the STR application for four bedrooms located at 5599 Marlan Drive, Trappe MD 21673 with the following:**

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- a. **The lease is amended to reflect a maximum occupancy of eight (8) guests on the property at all time and the provision regarding events and/or parties is removed**
- b. **staff conditions**
  - Approval 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.**

<u>Vote</u>	<u>5-0</u>
FOR:	5- Reichart, Suss, Watts, La Rocca, McQuay
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- b. **Applicant:** 901 Regal Row LLC
- File No.:** STN-23-44
- Agent:** Flaneur, The Vacation Rental Company, Jennifer Brown
- Request:** Short-Term Rental License - primary dwelling
- Location:** 26254 Miles View Rd, Easton, MD 21601
- Zoning:** Map 33, Parcel 62, Zone: RC

**Staff Presentation:**

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

**Applicant Presentation:**

Flaneur, The Vacation Rental Company, Jennifer and Emma Brown

**Public Comments:**

None

**Ms. LaRocca made a motion to approve the STR application for four bedrooms located at 26254 Miles View Rd, Easton, MD 21601 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**

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**5. In the Board's discretion, no other substantial reasons exist to support denial of the license.**

**Motion seconded by Mr. McQuay. The motion carried.**

Vote	5-0
FOR:	5- Reichart, Suss, Watts, La Rocca, McQuay
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

**c. Applicant:** WHB Partners LLC  
**File No.:** STN-23-50  
**Agent:** Flaneur, The Vacation Rental Company, Jennifer Brown  
**Request:** Short-Term Rental License - primary dwelling  
**Location:** 25776 Royal Oak Rd, Easton MD 21601  
**Zoning:** Map 40A, Parcel 687, Zone: VH

**Staff Presentation:**

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

**Applicant Presentation:**

Flaneur, The Vacation Rental Company, Jennifer and Emma Brown

**Public Comments:**

Steven Daneman  
Daryl Hadley  
Marie Teat

**Ms. LaRocca made a motion to approve the STR application for three bedrooms located at 25776 Royal Oak Rd, Easton MD 21601 with the following conditions;**

- a. Property must be brought into compliance with lighting regulations to the satisfaction of County staff**
- b. Renewal of license will be processed by the Board**
- c. Staff conditions; Compliance with Section 190-33.20 of the Talbot County Code.**

**Approval 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 Suss. The motion carried.**

146 Vote 4-1  
147 FOR: 4- Reichart, Suss, McQuay, La Rocca  
148 AGAINST: 1- Watts  
149 ABSTAIN: 0  
150 ABSENT: 0

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152 **d. Applicant:** Puerto Azul LLC  
153 **File No.:** STN-23-43  
154 **Agent:** Eastern Shore Vacation Rentals, Catherine Lawson  
155 **Request:** Short-Term Rental License - primary dwelling  
156 **Location:** 6021 Hopkins Neck Rd, Easton, MD 21601  
157 **Zoning:** Map 47, Parcel 29, Zone: RC

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159 **Staff Presentation:**

160 Andrew Nixon presented the staff report for the Short-Term Rental (STR) license  
161 application.

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163 **Applicant Presentation:**

164 Eastern Shore Vacation Rentals, Catherine Lawson  
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166 **Public Comments:**

167 Rodney Tong  
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169 **Ms. Suss. made a motion to approve the STR application for ten bedrooms**  
170 **located at 6021 Hopkins Neck Rd, Easton, MD 21601 with staff conditions**  
171 **Approval based on the following findings**

- 172 **1. The application is complete.**  
173 **2. No false, inaccurate, incomplete, or incorrect statements were made in**  
174 **connection with the application.**  
175 **3. Applicant complied with all notice requirements.**  
176 **4. Issuance of the license would not unduly disturb the peace of the**  
177 **neighborhood**  
178 **5. In the Board's discretion, no other substantial reasons exist to support**  
179 **denial of the license.**

180 **Motion seconded by LaRocca. The motion carried.**

181 Vote 5-0  
182 FOR: 5- Reichart, Suss, Watts, La Rocca, McQuay  
183 AGAINST: 0  
184 ABSTAIN: 0  
185 ABSENT: 0

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187 **e. Applicant:** Carrie McClure Lee and Franklin Delano Lee Jr **POSTPONED**  
188 **File No.:** STN-23-38  
189 **Agent:** Eastern Shore Vacation Rentals, Catherine Lawson  
190 **Request:** Short-Term Rental License - primary dwelling  
191 **Location:** 8130 Bozman Neavitt Rd, Bozman MD 21612

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**Zoning:** Map 31, Parcel 16, Zone: VH

- f. **Applicant:** Bunker Hill Farms of Talbot, LLC
- File No.:** STN-23-49
- Agent:** Eastern Shore Vacation Rentals, Catherine Lawson
- Request:** Short-Term Rental License - primary dwelling
- Location:** 29797 Bunker Hill Lane, Trappe, MD 21673
- Zoning:** Map 62, Parcel 20, Zone: RC

**Staff Presentation:**

Andrew Nixon presented the staff report for the Short-Term Rental (STR) license application.

**Applicant Presentation:**

Flaneur, The Vacation Rental Company, Jennifer and Emma Brown

**Public Comments:** None

**Ms. Suss. made a motion to approve the STR application for four bedrooms located at 29797 Bunker Hill Lane, Trappe, MD 21673 with staff conditions Approval 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 McQuay The motion carried.**

<u>Vote</u>	5-0
FOR:	5- Reichart, Suss, Watts, La Rocca, McQuay
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

**6. Other Matters for Discussion –**

**Ms. Reichart made a motion that the notification requirement of 1,000 feet will be calculated with the Talbot County Mail Notification Tool measuring from the entire dwelling and not the property line. Motion seconded by Ms. Suss. The motion carried.**

<u>Vote</u>	5-0
FOR:	5- Reichart, Suss, Watts, La Rocca, McQuay
AGAINST:	0

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ABSTAIN: 0  
ABSENT: 0

**Discussion of the following topics were postponed until the next Short Rental Board meeting on January 25, 2024.**

- **General rules on renewal procedures**
- **Reoccurring meeting dates**
- **Rules of Procedure**
- **Possible amendments**

**7. Adjournment** - The Chair called the meeting to adjourn.

Read and approved by the Board on 25 January 2024

  
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Chairperson Signature