1 2 3 4 5 6	A STATE OF THE STA	The Court of the C	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
7	Attenda	nce:	
8		sion Members:	15 <u>Staff:</u>
9		eichart, Chairperson	16 Rebecca Guay, Esquire
10		atts -via teleconferer	, ,
11		La Rocca	18 Andrew Nixon, Planner II
12	Martha S		19 Elisa Deflaux, Planner II
13	David M	lcQuay	20 Jennifer Collins, Administrative Assistant
14			21
22	1.	Call to Order - Th	e Chair called the meeting to order on December 14,2023 at 1:00
23		p.m.	
24		34	
25	2.	Minutes –The minutes	ites for the October 19, 2023 meetings were accepted.
26			
27	3.		atters – Staff to verify that the webpage and documents reflect the
28		new Chief Complia	nce Officer, James Mullikin
29			
30	4.	Old Business – No	ne
31	_	N/ D 1	
32	5.	New Business	
33		A 10 4 -	rote telegram
34	a	. Applicant:	Eric Johansen
35		File No.:	STN-23-51
36		Agent:	Beach Buckets LLC, Bonnie Johansen
37		Request: Location:	Short-Term Rental License - primary dwelling
38			5599 Marlan Drive, Trappe MD 21673 Map 48, Parcel 212, Lot 15 Zone: AC
39		Zoning:	Wap 48, Parcel 212, Lot 13 Zone: AC
40 41		Staff Present	ations
42			presented the staff report for the Short-Term Rental (STR) license
43		application.	presented the start report for the Short-Term Kentar (51K) needse
44		application.	
45		Applicant Pr	osontation
46		Eric and Bon	
47		Effe and Don	ne Johansen
48		Public Com	ments:
49		None	ments:
50		INOHE	
51		Me LaRoce	a made a motion to approve the STR application for four
52			cated at 5599 Marlan Drive, Trappe MD 21673 with the
53		following:	mion at 5077 traditum water, trappe trap 210/5 with the
55		10110 11 HE	

E 1		- The lease i	a amandad to vallage a maximum accumancy of sight (9) guarta
54			s amended to reflect a maximum occupancy of eight (8) guests
55			perty at all time and the provision regarding events and/or
56		parties is r	
57		b. staff condi	
58			ed on the following findings
59		1. The appli	cation is complete.
60		2. No false, i	naccurate, incomplete, or incorrect statements were made in
61		connection	n with the application.
62		3. Applicant	complied with all notice requirements.
63		4. Issuance	of the license would not unduly disturb the peace of the
64		neighborl	· · · · · · · · · · · · · · · · · · ·
65		•	ard's discretion, no other substantial reasons exist to support
66			the license.
67			ded by Ms. Suss. The motion carried.
68		Vote	5-0
69		FOR:	5- Reichart, Suss, Watts, La Rocca, McQuay
70		AGAINST:	0
71		ABSTAIN:	0
		ABSENT:	
72		ADSENT:	0
73		A	001 P - 1 P - 1 I O
74	b.	Applicant:	901 Regal Row LLC
75		File No.:	STN-23-44
76		Agent:	Flaneur, The Vacation Rental Company, Jennifer Brown
77		Request:	Short-Term Rental License - primary dwelling
78		Location:	26254 Miles View Rd, Easton, MD 21601
79		Zoning:	Map 33, Parcel 62, Zone: RC
80			
81		Staff Present	ation:
82		Elisa Deflaux	presented the staff report for the Short-Term Rental (STR) license
83		application.	
84			
85		Applicant Pr	esentation:
86			Vacation Rental Company, Jennifer and Emma Brown
87		,	1 7,
88		Public Comr	nents:
89		None	
90		110110	
91		Ms LaBocca	made a motion to approve the STR application for four
92			eated at 26254 Miles View Rd, Easton, MD 21601 with staff
93			ased on the following findings
		-	
94			cation is complete.
95			inaccurate, incomplete, or incorrect statements were made in
96			n with the application.
97			t complied with all notice requirements.
98		4. Issuance	of the license would not unduly disturb the peace of the

neighborhood

98 99

100	5. In the Board's discretion, no other substantial reasons exist to support
101	denial of the license.
102	Motion seconded by Mr. McQuay. The motion carried.
103	<u>Vote 5-0</u>
104	FOR: 5- Reichart, Suss, Watts, La Rocca, McQuay
105	AGAINST: 0
106	ABSTAIN: 0
107	ABSENT: 0
108	
109	c. Applicant: WHB Partners LLC
110	File No.: STN-23-50
111	Agent: Flaneur, The Vacation Rental Company, Jennifer Brown
112	Request: Short-Term Rental License - primary dwelling
113	Location: 25776 Royal Oak Rd, Easton MD 21601
114	Zoning: Map 40A, Parcel 687, Zone: VH
115	
116	Staff Presentation:
117	Elisa Deflaux presented the staff report for the Short-Term Rental (STR) license
118	application.
119	••
120	Applicant Presentation:
121	Flaneur, The Vacation Rental Company, Jennifer and Emma Brown
122	
123	Public Comments:
124	Steven Daneman
125	Daryl Hadley
126	Marie Teat
127	
128	Ms. LaRocca made a motion to approve the STR application for three
129	bedrooms located at 25776 Royal Oak Rd, Easton MD 21601 with the
130	following conditions;
131	a. Property must be brought into compliance with lighting regulations to the
132	satisfaction of County staff
133	b. Renewal of license will be processed by the Board
134	c. Staff conditions; Compliance with Section 190-33.20 of the Talbot County
135	Code.
136	Approval based on the following findings
137	1. The application is complete.
138	2. No false, inaccurate, incomplete, or incorrect statements were made in
139	connection with the application.
140	3. Applicant complied with all notice requirements.
141	4. Issuance of the license would not unduly disturb the peace of the
142	neighborhood
143	5. In the Board's discretion, no other substantial reasons exist to support
144	denial of the license.
145	Motion seconded by Suss. The motion carried.
175	CALCULAR DARGER N.J. CHOOL THE WOOLDS GHILLOM!

146		Vote	4-1
147		FOR:	4- Reichart, Suss, McQuay, La Rocca
148		AGAINST:	1- Watts
149		ABSTAIN:	0
150		ABSENT:	0
151			
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
158		Zoning.	Wap 47, 1 areor 25, 20ne. RC
159		Staff Present	tation:
160			on presented the staff report for the Short-Term Rental (STR) license
161		application.	in presented the start report for the bhort Term Reinar (5 114) heense
162		application.	
163		Applicant Pr	asantation.
164		• •	Vacation Rentals, Catherine Lawson
165		Lastern Shore	Vacation Rentals, Catherine Lawson
166		Public Com	mants.
167		Rodney Tong	
168		Rouncy Tong	
169		Me Suce m	ade a motion to approve the STR application for ten bedrooms
170			21 Hopkins Neck Rd, Easton, MD 21601 with staff conditions
			•
171			sed on the following findings
172			ication is complete.
173			inaccurate, incomplete, or incorrect statements were made in
174			on with the application.
175			t complied with all notice requirements.
176			of the license would not unduly disturb the peace of the
177		neighbor	
178			oard's discretion, no other substantial reasons exist to support
179			the license.
180			nded by LaRocca. The motion carried.
181		Vote	<u>5-0</u>
182		FOR:	5- Reichart, Suss, Watts, La Rocca, McQuay
183		AGAINST:	0
184		ABSTAIN:	0
185		ABSENT:	0
186			O I M OL I I I I D I I I DOCUMBONING
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

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: 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. Vote 5-0 FOR: 5- Reichart, Suss, Watts, La Rocca, McQuay 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. Vote 5-0 FOR: 5-Reichart, Suss, Watts, La Rocca, McQuay	192 193		Zoning:	Map 31, Parcel 16, Zone: VH
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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. Vote 5-0 FOR: 5-Reichart, Suss, Watts, La Rocca, McQuay AGAINST: 0 ABSTAIN: 0 ABSENT: 0 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. Vote 5-0 FOR: 5-Reichart, Suss, Watts, La Rocca, McQuay Suss. The motion carried.				
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FOR: 5- Reichart, Suss, Watts, La Rocca, McQuay			Vote	5-0
				5- Reichart, Suss, Watts, La Rocca, McQuay
237 AGAINST: 0	237		AGAINST:	

238	ABSTAIN: 0
239	ABSENT: 0
240	
241	Discussion of the following topics were postponed until the next Short Rental
242	Board meeting on January 25, 2024.
243	
244	General rules on renewal procedures
245	Reoccurring meeting dates
246	Rules of Procedure
247	Possible amendments
248	
249	7. Adjournment - The Chair called the meeting to adjourn.
250	2= 1200000000000000000000000000000000000
251	Read and approved by the Board on 25 January 700
252	/ March / the
253	- May March
254	Chairperson Signature