



Talbot County Short-Term Rental Review Board

Minutes

Thursday, February 29, 2024, at 1:00 p.m.

**Talbot County Government Offices, Wye Oak Room
10028 Ocean Gateway, Easton, Maryland 21601**

Attendance:

Commission Members:

Cindy Reichart, Chairperson
Keith Watts
Michele La Rocca
Martha Suss
David McQuay

Staff:

Rebecca Guay, Esquire
Brennan Tarleton, Planning Officer
Andrew Nixon, Planner II
Jennifer Collins, Administrative Assistant

1. Call to Order – The Chair called the meeting to order on February 29, 2024, at 1:00 p.m.

2. Decision Summary –The minutes for the January 25, 2024, meetings were accepted.

3. Administrative Matters – None

4. Old Business – None

5. New Business

- a. Applicant:** Vince and Angie Card
File No.: STN-23-48
Agent: Beach Buckets LLC, Bonnie Johansen
Request: Short-Term Rental License - primary dwelling
Location: 26480 Arcadia Shores Circle, Easton MD 21601
Zoning: Map 33, Parcel 138, Lot 25 Zone: RR

Staff Presentation:

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

Applicant Presentation:

Vince Card

Public Comments: None

Mr. Watts made a motion to approve the STR application for five (5) bedrooms located at 26480 Arcadia Shores Circle, Easton MD 21601 with staff conditions; based on the following findings

Approval based on the following findings.

- 1. The application is complete.**

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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. LaRocca. The motion carried.

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

- b. Applicant:** Brad and Lisa Bebbe
File No.: STN-24-2
Agent: Flaneur, the Vacation Rental Company, Jennifer Brown
Request: Short-Term Rental License - primary dwelling
Location: 22020 Benders Lane, Sherwood MD 21665
Zoning: Map 38, Parcel 11, Lot 2 Zone: RC/WRC

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

Applicant Presentation:
Jennifer and Emma Brown, Flaneur, the Vacation Rental Company

Public Comments:
Donna Driver, submitted letter

Ms. LaRocca made a motion to approve the STR application for six (6) bedrooms located at 22020 Benders Lane, Sherwood MD 21665 with staff conditions.

1. **The STR license is for the short-term rental of the primary dwelling on Lot 2 exclusively. No uses or structures located on Lots 1 or 3 are permitted to be utilized in conjunction with the short-term rental use on Lot 2.**
2. **Compliance with Section 190-33.20 of the Talbot County Code for the term of the Short-Term Rental license.**

based on the following findings

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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 Mr. McQuay. The motion carried.

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

- c. Applicant:** Brandon and Marissa Lytle
File No.: STN-23-46
Agent: Ydalia Portillo Ramos
Request: Short-Term Rental License - primary dwelling
Location: 21480 Punch Point Rd, Sherwood MD 21665
Zoning: Map 30, Parcel 101, Lot 19 Zone: RC

Staff Presentation:

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

Applicant Presentation:

Brandon and Marissa Lytle
Michael Kopen, Kopen & Collison, LLP

Public Comments:

Henry Greib, in person and submitted letter
Edward Einhorn, in person
Thomas Carrigan, submitted letter
Brijesh Ajmani, submitted letter
Luther Geisler, submitted letter
Gerald Rozanski, submitted letter

*Applicant will submit to staff a revised copy of the lease and rules which reflect that ten (10) is the maximum number of persons permitted to be on-site at any one time during the period of rental.

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Ms. Suss made a motion to approve the STR application for five (5) bedrooms located at 21480 Punch Point Rd, 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 Mr. Watts. The motion carried.

<u>Vote</u>	<u>4-1</u>
FOR:	4- Reichart, Suss, Watts, La Rocca
AGAINST:	1- McQuay
ABSTAIN:	0
ABSENT:	0

- 6. Other Matters for Discussion – None**
- 7. Adjournment - The Chair called the meeting to adjourn.**

Read and approved by the Board on _____



Chairperson Signature
Vice Chair