



Talbot County Short-Term Rental Review Board
Minutes
Thursday, January 25, 2024, at 1:00 p.m.
Talbot County Government Offices, Wye Oak Room
10028 Ocean Gateway, Easton, Maryland 21601

Attendance:

Commission Members:

9 Cindy Reichart, Chairperson
10 Keith Watts
11 Michele La Rocca
12 Martha Suss
13 David McQuay

Staff:

15 Rebecca Guay, Esquire
16 Bryce Yelton, Assistant Planning Officer
17 Elisa Deflaux, Planner II
18 Jennifer Collins, Administrative Assistant
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1. **Call to Order** – The Chair called the meeting to order on January 25, 2024, at 1:00 p.m.
2. **Election of Officers** – Board members voted for officers. Congratulations to the 2024 Officers of the Short-Term Rental Board.

Chairperson- Cindy Reichart
Vice Chairperson- Martha Suss
3. **Minutes** – The minutes for the December 14, 2023, meetings were accepted.
4. **Administrative Matters** – Rebecca Guay announced that Cindy Reichart has been reappointed to the Short-Term Rental Board by the Talbot County Council for another four years.
5. **Old Business** – None
6. **New Business**

- a. **Applicant:** Ronald Bushar
File No.: STN-23-47
Agent: Eastern Shore Vacation Rentals, Bryan Trautman
Request: Short-Term Rental License - primary dwelling
Location: 7135 Solitude Rd, St Michaels MD 21663
Zoning: Map 40, Parcel 111, Lot 10 Zone: RR

Staff Presentation:

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

Applicant Presentation:

Bryan Trautman, Eastern Shore Vacation Rentals
Ronald Bushar- submitted letter

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Public Comments:
Audra and Greg Beane- submitted letter

Ms. LaRocca made a motion to approve the STR application for six (6) bedrooms located at 7135 Solitude Rd, St Michaels MD 21663 with staff conditions; based on the following findings

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 Mr. McQuay. The motion carried.

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

- b. Applicant:** Franklin Lee and Carrie McClure Lee
- File No.:** STN-23-38
- Agent:** Eastern Shore Vacation Rentals, Bryan Trautman
- Request:** Short-Term Rental License - primary dwelling
- Location:** 8130 Bozman Neavitt Rd, Bozman MD 21612
- Zoning:** Map 31, Parcel 16, Zone: VH

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

Applicant Presentation:
Bryan Trautman, Eastern Shore Vacation Rentals

Public Comments:
Kate and Dave Bufter- submitted letter

Mr. McQuay made a motion to approve the STR application for six (6) bedrooms located at 8130 Bozman Neavitt Rd, Bozman MD 21612 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.**

- 100 4. Issuance of the license would not unduly disturb the peace of the
101 neighborhood
102 5. In the Board's discretion, no other substantial reasons exist to support
103 denial of the license.

104 Motion seconded by Ms. LaRocca. The motion carried.

105 Vote 5-0
106 FOR: 5- Reichart, Suss, Watts, La Rocca, McQuay
107 AGAINST: 0
108 ABSTAIN: 0
109 ABSENT: 0
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- 111 c. **Applicant:** Brandon and Marissa Lytle **POSTPONED**
112 **File No.:** STN-23-46
113 **Agent:** Ydalia Portillo Ramos
114 **Request:** Short-Term Rental License - primary dwelling
115 **Location:** 21480 Punch Point Rd, Sherwood MD 21665
116 **Zoning:** Map 30, Parcel 101, Lot 19 Zone: RC
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118 7. **Other Matters for Discussion –**
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- 120 a. **Rebecca Guay presented a draft Rules of Procedure. The draft was**
121 **discussed in detail. Mr. Watts made a motion to approve draft Rules and**
122 **Procedure with the changes discussed today. Motion seconded by Ms.**
123 **Suss. The motion carried.**

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125 Vote 5-0
126 FOR: 5- Reichart, Suss, Watts, La Rocca, McQuay
127 AGAINST: 0
128 ABSTAIN: 0
129 ABSENT: 0
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131 **Rebecca Guay will update the draft with the requested changes. The**
132 **document will be presented to the County Council at a later date to consider**
133 **for adoption.**
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- 135 b. **Future meeting dates –**

136 **The Board would like meetings to be reoccurring as needed on the third**
137 **Thursday of the month. The Short-Term Board and /or the Planning**
138 **Director will have the ability to change the date. The next three short rental**
139 **dates will not be on the third Thursday. The following dates have been**
140 **scheduled.**

141 **February 29, 2024**

142 **March 28, 2024**

143 **April 25, 2024**
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- 145 8. **Adjournment - The Chair called the meeting to adjourn.**

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Read and approved by the Board on 2/29/2024
Cindy A. Smith
Chairperson Signature