



Talbot County Short-Term Rental Review Board
Minutes
Thursday, October 19, 2023 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:

Andrew Meehan, Esquire
Bryce Yelton, Assistant Planning Officer
Andrew Nixon, Planner II
Jennifer Collins, Administrative Assistant

1. **Call to Order** – The Chair called the meeting to order on October 19, 2023 at 1:00 p.m.
2. **Minutes** –The minutes for the September 21, 2023 meetings were accepted.
3. **Administrative Matters**
4. **Old Business** – None
5. **New Business**

- a. **Applicant:** Yacht Club Road LLC
- File No.:** STN-22-39
- Agent:** VIP Vacation Rentals, Kathy Bogan
- Request:** Short-Term Rental License - primary dwelling
- Location:** 24700 Yacht Club Rd, St. Michaels MD 21663
- Zoning:** Map 23, Parcel 16, Zone: RR

Staff Presentation:

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

Applicant Presentation:

VIP Vacation Rentals, Kathy Bogan

Public Comments:

Mary and Bill Cross- submitted letter

- Applicant to correct number (20) twenty of the lease. Remove term “plus minors”. The statement must comply with the required language The maximum number of persons permitted to be on-site at any one time during the period of the rental is six. *(The lesser of twelve persons or two persons per bedroom excluding infants under eighteen months.)*

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Ms. LaRocca made a motion to approve the STR application for three bedrooms located at 24700 Yacht Club Rd, St. Michaels MD 21663 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 Ms. Suss. The motion carried.

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

- b. Applicant:** Jared Solomon and Emily M Kiernan Etal
- File No.:** STN-23-34
- Agent:** Flaneur, The Vacation Rental Company, Jennifer Brown
- Request:** Short-Term Rental License - primary dwelling
- Location:** 4905 Fairbank Road, Tilghman MD 21671
- Zoning:** Map 51, Parcel 23, Zone: VR

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:

Max Hall

Ms. LaRocca made a motion to approve the STR application for three bedrooms located at 4905 Fairbank Road, Tilghman MD 21671 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**

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

102 **Motion seconded by Mr Watts. The motion carried.**

103 Vote 5-0
104 FOR: 5- Reichart, Suss, Watts, La Rocca, McQuay
105 AGAINST: 0
106 ABSTAIN: 0
107 ABSENT: 0
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109 **c. Applicant:** Ryan Meyers and Suzanne Gershowitz
110 **File No.:** STN-23-41
111 **Agent:** Flaneur, The Vacation Rental Company, Jennifer Brown
112 **Request:** Short-Term Rental License - primary dwelling
113 **Location:** 24300 Deep Neck Rd, Royal Oak, MD 21662
114 **Zoning:** Map 46, Parcel 107, Zone: RC
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116 **Staff Presentation:**
117 Andrew Nixon presented the staff report for the Short-Term Rental (STR) license
118 application.
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120 **Applicant Presentation:**
121 Flaneur, The Vacation Rental Company, Jennifer and Emma Brown
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123 **Public Comments:** None
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125 **Ms. Suss. made a motion to approve the STR application for three bedrooms**
126 **located at 24300 Deep Neck Rd, Royal Oak, MD 21662 with staff conditions**
127 **and applicant must submit proof of signatures, provided by the United States**
128 **Post Office; Approval based on the following findings**

- 129 **1. The application is complete.**
130 **2. No false, inaccurate, incomplete, or incorrect statements were made in**
131 **connection with the application.**
132 **3. Applicant complied with all notice requirements.**
133 **4. Issuance of the license would not unduly disturb the peace of the**
134 **neighborhood**
135 **5. In the Board's discretion, no other substantial reasons exist to support**
136 **denial of the license.**

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

138 Vote 5-0
139 FOR: 5- Reichart, Suss, Watts, La Rocca, McQuay
140 AGAINST: 0
141 ABSTAIN: 0
142 ABSENT: 0
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144 **6. Other Matters for Discussion –**
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**The next Short Rental Board meeting is scheduled for December 14, 2023.
Discussion of the following topics in December**

- **1,000 foot distance from property line or dwelling requirement**
- **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 _____


Chairperson Signature