



Talbot County Short-Term Rental Review Board
Final Minutes

Thursday, January 6, 2022 at 1:00 p.m.
Talbot County Community Center, Wye Oak Room
10028 Ocean Gateway, Easton, MD 21601

Attendance:

Commission Members:

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12 Scott Kane, Chairman – Virtual
13 Martha Suss
14 Cindy Reichart
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Staff:

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17 Andrew Meehan, Esquire
18 Brennan Tarleton, Assistant Planning Officer
19 Elisa Deflaux, Planner II
20 Michael Duell, Chief Code Compliance Officer
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- 22 **1. Call to Order** - The Chair called the meeting to order on January 6, 2022 at 1:00 p.m.
23 Mr. Kane opened the meeting.
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25 **2. Minutes** – Ms. Suss made a motion to approve the minutes for October 14, 2021;
26 seconded by Ms. Reichart. The motion carried unanimously (3-0).
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28 **3. Administrative Matters** – There was discussion regarding the position on the Board that
29 still remains vacant. Mr. Kane noted that the Council modified that the position open
30 does not have to be a real estate attorney but does need to be an attorney. Mr. Kane
31 explained to the applicants in attendance that they have the right to request a
32 postponement until there is a full Board.
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34 **4. Old Business** – None.
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36 **5. New Business** -
37 a. Brandon Yost, ST-739-YOST, 7399 Back Street, Newcomb, MD 21653 (Map
38 40A, Parcel 746, Lot 14, Zoned Village Hamlet). Ms. Deflaux presented the staff
39 report for the Short-Term Rental (STR) license application. Mr. Yost, applicant
40 and the resident agent, Joan Yost, attended the meeting. Mr. Yost spoke on behalf
41 of the application and property.

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43 The Board called for public comment; no one spoke in support of the application.
44 Written comments were received by the Board from Susan duPont. The letter was
45 read by Ms. Deflaux.
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47 **Ms. Suss made a motion to approve the STR application for two bedrooms**
48 **for 7399 Back Street, with staff conditions; seconded by**
49 **Ms. Reichart. The motion carried unanimously (3-0).**
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- 51 b. Elisa and Aaron Pas / Magnolia Cove, ST-546-PAS, 5462 Gunners Range Road,
52 Royal Oak, MD 21662 (Map 47, Grid 16, Parcel 19; Zoned Rural Conservation).
53 Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license
54 application. Mr. and Ms. Pas, applicants and resident agent, Eastern Shore
55 Vacation, Catherine Lawson, both attended the meeting. Ms. Pas spoke on the
56 behalf of the application and property.

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58 The Board called for public comment; no one spoke on the application. Written
59 comments were received by the Board from Susan duPont. The letter was read by
60 Ms. Deflaux.

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62 **Ms. Reichart made a motion to approve the STR application for five**
63 **bedrooms for 5462 Gunners Range Road, with staff conditions; seconded by**
64 **Ms. Suss. The motion carried unanimously (3-0).**

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66 c. Jeffrey and Kellie Nasser, ST-993-NAS, 9930 Whitehall Lane, Easton, MD 21601
67 (Map 16, Grid 20, Parcel 39; Zoned Rural Conservation). Ms. Deflaux presented
68 the staff report for the Short-Term Rental (STR) license application. Mr. Nasser,
69 applicant and resident agent, Eastern Shore Vacation, Catherine Lawson, both
70 attended the meeting. Mr. Nasser spoke on the behalf of the application and
71 property.

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73 The Board called for public comment; no one spoke on the application. Written
74 comments were received by the Board from Susan duPont. The letter was read by
75 Ms. Deflaux.

76
77 **Ms. Suss made a motion to approve the STR application for five bedrooms**
78 **for 9930 Whitehall Lane, with staff conditions; seconded by**
79 **Ms. Reichart. The motion carried unanimously (3-0).**

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81 d. Michael and Melissa Oeth / Ship's Cove Inn, ST-246-OET, 24640 Yacht Club
82 Road, St. Michaels, MD 21663 (Map 23, Grid 14, Parcel 19, Lot 1; Zoned Rural
83 Residential). Ms. Deflaux presented the staff report for the Short-Term Rental
84 (STR) license application. Ms. Oeth, applicant and resident agent, Chesapeake
85 Bay Real Estate, Kate Koeppen attended the meeting. Ms. Oeth spoke on the
86 behalf of the application and property.

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88 Written comments were received by the Board from Mary Jane Shannahan Wyant
89 and E. Shannon Wyant, Richard Scott and Judith Baldino, Ray and Meleah
90 Larroca, Kathleen Nilsen, Lynn E. Chapman and Ryland O. Chapman, III and
91 Susan duPont. The letters were read by Ms. Deflaux. The Board called for Public
92 comments the following testified: Ryland O. Chapman, Kathleen Nilsen and

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Susan duPont. Mr. Duell spoke on behalf of the violation of the properties in the area.

Ms. Reichart made a motion to approve the STR application for six bedrooms for 24640 Yacht Club Road, with staff conditions; seconded by Ms. Suss. The motion carried unanimously (3-0).

3. Other Matters for Discussion – None.

4. Adjournment - The Chair called the meeting to adjourn. The meeting was adjourned at 3:05 p.m.

Read and approved by the Board on 02/10/2022.

Scott Kimm / c.c.
Chairman