



Talbot County Short-Term Rental Review Board
Final Minutes

Thursday, February 24, 2022 at 1:00 p.m.
Virtual Meeting

Attendance:

Commission Members:

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

Staff:

Andrew Meehan, Esquire
Miguel Salinas, Planning Officer
Brennan Tarleton, Assistant Planning Officer
Elisa Deflaux, Planner II
Christine Corkell, Administrative Assistant

1. **Call to Order** - The Chair called the virtual meeting to order on February 24, 2022 at 1:00 p.m. Ms. Suss opened the meeting.
2. **Minutes** – Ms. Reichart made a motion to approve the minutes for February 10, 2022 with one correction; seconded by Mr. McQuay. The motion carried unanimously (3-0). The two new members did not participate in the meeting on February 10, 2022.
3. **Administrative Matters** – Mr. Salinas introduced the two new STR Members Keith Watts and Michele LaRocca. Mr. Salinas discussed that the members would vote for a Chairperson and Vice Chairperson at the next scheduled meeting.
4. **Old Business** – None.
5. **New Business** -
 - a. Brandon Lytle / Royal Oak Ranch, ST-644-LYT, 6448 Partridge Lane, Royal Oak, MD 21662 (Map 40, Parcel 174, Lot 4, Zoned Rural Conservation). Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license application. Mr. and Mrs. Lytle, applicant, and the resident agent, Michael Kopen, Attorney attended the virtual meeting. Mr. and Mrs. Yost and Mr. Kopen spoke on behalf of the application and property.

The Board called for public comment; no one spoke in support of the application. Written comments were received by the Board from Susan duPont.

Mr. Watts made a motion to approve the STR application for six bedrooms for 6448 Partridge Lane, with staff conditions; seconded by Ms. LaRocca. The motion carried unanimously (5-0).

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- b. Miles Away, LLC / Novo Properties, ST-278-MIL, 27863 Haley Road, Easton, MD 21601 (Map 25, Grid 13, Parcel 213; Zoned Rural Residential). Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license application. Greg Self, applicants, and resident agent, Novo Properties, Brett Summers, both attended the virtual meeting. Mr. Self spoke on the behalf of the application and property.

The Board called for public comment; Elizabeth Whalen and Susan duPont spoke on the application. Written comments were received by the Board from Darrell Douppnik and Susan duPont.

Mr. Watts made a motion to approve the STR application for four bedrooms for 27863 Haley Road, with staff conditions; seconded by Ms. Reichart. The motion carried unanimously (5-0).

- c. Winn and Claudia Friddell / Perry Point, ST-956-FRI, 9566 Old Martingham Road, St. Michaels, MD 21663 (Map 23, Grid 1, Parcel 90, Lot 1; Zoned Rural Conservation). Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license application. Mr. and Mrs. Friddell, applicant, and resident agent, Chesapeake Bay Real Estate / Dawn Lednum both attended the meeting. Mr. and Mrs. Friddell spoke on the behalf of the application and property.

The Board called for public comment; no one spoke on the application. Written comments were received by the Board from Susan duPont, Philip Morrison and Karen Morrison.

Mr. Watts made a motion to approve the STR application for three bedrooms for 9566 Old Martingham Road, with staff conditions; seconded by Ms. LaRocca. The motion carried unanimously (5-0).

- d. Marie Sylla Dixon / Cross Winds, ST-216-DIX, 21642 Chicken Point Road, Tilghman, MD 21671 (Map 44A, Parcel 4; Village Mixed). Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license application. Ms. Dixon, applicant, and resident agent, Chesapeake Bay Real Estate / Dawn Lednum attended the meeting. Ms. Dixon spoke on the behalf of the application and property.

Mr. McQuay recused himself from the application hearing.

91 The Board called for public comment; Helen McQuay and Leslie Steen spoke on
92 the application. Written comments were received by the Board from Susan
93 duPont.

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95 **Mr. Watts made a motion to approve the STR application for six bedrooms**
96 **for 21642 Chicken Point Road, with staff conditions; seconded by Ms.**
97 **Reichart. The motion carried unanimously (4-0).**
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- 99 e. Watermark Holdings, LLC / Persimmon Point, ST-785-WAT, 7857 Tilghman
100 Island Road, Sherwood, MD 21665 (Map 44A, Parcel 06, Zoned Village Mixed).
101 Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license
102 application. Nadir Rehman, applicant, attended the meeting. Mr. Rehman spoke
103 on behalf of the application and property.
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105 The Board called for public comment; James Flood spoke on the application.
106 Written comments were received by the Board from Susan duPont. Mr. Flood
107 forwarded a letter to the Board but the letter did not arrive in time for the
108 members to review.
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110 **Mr. McQuay made a motion to approve the STR application for four**
111 **bedrooms for 7857 Tilghman Island Road, with staff conditions; seconded by**
112 **Ms. LaRocca. The motion carried unanimously (5-0).**
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- 114 f. Ondatra Silvis, LLC / Solitude, ST-546-OND, 5461 Rude Avenue, Tilghman, MD
115 21671 (Map 44, Parcel 30, Zoned Rural Conservation). Ms. Deflaux presented the
116 staff report for the Short-Term Rental (STR) license application. Shawn
117 Archambault, applicant, and the resident agent, Jennifer Brown, attended the
118 meeting. Mr. Archambault and Ms. Brown both spoke on behalf of the application
119 and property.
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121 The Board called for public comment; Elisa Davis, Karen Allen, Russel Dize and
122 Leslie Steen spoke on the application. Written comments were received by the
123 Board from Susan duPont.
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125 **Mr. Watts made a motion to approve the STR application for three**
126 **bedrooms for 5461 Rude Avenue, with staff conditions; seconded by Ms.**
127 **Reichart. The motion carried (3-2, Mr. McQuay and Ms. LaRocca opposed).**
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- 129 g. Jay Benedetti, ST-819-BEN, 8190 Bozman Neavitt Road, Bozman, MD 21612
130 (Map 31, Grid 10, Parcel 288, Zoned Village Hamlet). Ms. Deflaux presented the
131 staff report for the Short-Term Rental (STR) license application. Mr. Benedetti,
132 applicant, and the resident agent, Chesapeake Bay Real Estate / Dawn Lednum,

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attended the meeting. Mr. Benedetti spoke on behalf of the application and property.

The Board called for public comment; no one spoke in support of the application. Written comments were received by the Board from Susan duPont.

Ms. LaRocca made a motion to approve the STR application for three bedrooms for 5461 Rude Avenue, with staff conditions; seconded by Mr. Watts. The motion carried (4-1, Mr. McQuay opposed).

6. Other Matters for Discussion – None.

7. Adjournment - The Chair called the meeting to adjourn. The meeting was adjourned at 4:45 p.m.

Read and approved by the Board on 03/31/22.



Chairman Signature and Date