



Talbot County Short-Term Rental Review Board
Final Minutes

Thursday, March 31, 2022 at 1:00 p.m.
Virtual Meeting

Attendance:

Commission Members:

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

Staff:

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

1. **Call to Order** - Miguel called the meeting to order on March 31, 2022 at 1:05 p.m. Ms. Suss opened the meeting.
2. **Minutes** – Ms. Suss made a motion to approve the minutes for February 24, 2022, seconded by Ms. La Rocca. The motion carried unanimously (5-0).
3. **Administrative Matters** – Mr. Salinas introduced Bryce Yelton, Planner II. Mr. Salinas announced that the STR Board needed to vote for Chairperson and Vice-Chairperson. Ms. Suss nominated Ms. Reichart for Chairperson, seconded by Mr. Watts. Mr. Salinas counted the ballots and announced the vote was unanimous (5-0). Ms. Reichart nominated Ms. Suss for Vice Chairperson, seconded by Mr. McQuay. Mr. Salinas counted the ballots and announced the vote was unanimous (5-0). Discussion was made by Mr. Watts in reference to the Decisions written by the Attorney that they be forwarded to all STR Members to review electronically and if approved only the Chairperson needs to sign.
4. **Old Business** – None.
5. **New Business** -
 - a. Michael Greenberg and Mary Sheehan, ST-259-GRE, 25953 Acorn Road, Royal Oak, MD 21662 (Map 41, Grid 1, Parcel 143, Lot 4, Zoned Village Hamlet). Mr. Yelton presented the staff report for the Short-Term Rental (STR) license application. Mr. Greenberg, applicant and the resident agent, Chesapeake Bay Real Estate Plus / Dawn Lednum attended the meeting. Mr. Greenberg and Ms. Lednum both spoke on behalf of this application and property.

The Board called for public comment; Mike Rajacich, Sr., spoke on the application. Written comments were received by the Board from Susan duPont.

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Mr. Watts made a motion to approve the STR application for five bedrooms for 25953 Acorn Road, with staff conditions; seconded by Ms. Suss. The motion carried unanimously (5-0).

- b. Demetra Green, ST-258-GRE, 25871 Gosling Lane, Royal Oak, MD 21662 (Map 47, Grid 1, Parcel 64; Zoned Rural Residential). Mr. Yelton presented the staff report for the Short-Term Rental (STR) license application. Ms. Green and her daughter Valerie Green, applicant and resident agent, Eastern Shore Vacation Rentals, Catherine Lawson all attended the meeting. Ms. Green, daughter Mr. V. Green and Ms. Lawson all spoke on the behalf of the application and property.

The Board called for public comment; Ms. duPont spoke on this application. Written comments were received by the Board from Susan duPont, Nancy Beatty, Ethan Harris, George Badenoch, Olga Melbardis, Julia Dorsett, Nancy Carr and Robert Carr.

Mr. Watts made a motion to approve the STR application for four bedrooms for 25871 Gosling Lane, with staff conditions; seconded by Ms. Suss. (3-2, Ms. La Rocca and Mr. McQuay opposed).

- c. Oak Hill at Snug Harbor / Steven and Vanessa Maniago, ST-273-OAK, 27303 Baileys Neck Road, Easton, MD 21601 (Map 41, Grid 23, Parcel 40, Zoned Rural Conservation). Mr. Yelton presented the staff report for the Short-Term Rental (STR) license application. Ms. Maniago, applicant and resident agent, Eastern Shore Vacation Rentals / Catherine Lawson both attended the meeting. Ms. Maniago and Ms. Lawson both spoke on the behalf of the application and property.

The Board called for public comment; Michael Rajacich, Jr. and Susan duPont spoke on the application. Written comments were received by the Board from Bill Chapman, Ms. duPont and Russell Smith.

Ms. Suss made a motion to approve the STR application for four bedrooms for 27303 Baileys Neck Road, with staff conditions; seconded by Mr. Watts. The motion carried unanimously (5-0).

- d. Cottage at Goose Neck Point / Harry David Harp, ST-261-HAR, 26107 Goose Neck Road, Royal Oak, MD 21662 (Map 47, Grid 7, Parcel 10; Rural Residential). Mr. Yelton presented the staff report for the Short-Term Rental (STR) license application. Mr. Harp, applicant and resident agent, Eastern Shore

92 Vacation Rentals / Catherine Lawson attended the meeting. Mr. Harp spoke on
93 the behalf of the application and property.

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95 The Board called for public comment; no one spoke on this application. Written
96 comments were received by the Board from Susan duPont.
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98 **Mr. McQuay made a motion to approve the STR application for one**
99 **bedroom for 26107 Goose Neck Road, with staff conditions; seconded by Ms.**
100 **La Rocca. The motion carried unanimously (5-0).**
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102 **6. Other Matters for Discussion – None.**

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104 **7. Adjournment -** The Chair called the meeting to adjourn. The meeting was adjourned at
105 2:30 p.m.

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107 Read and approved by the Board on 6/9/2022.

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Chairperson Signature

