



Talbot County Short-Term Rental Review Board
Final Minutes

Thursday, June 9, 2022 at 1:00 p.m.
Talbot County Community Center, Wye Oak Room
10028 Ocean Gateway, Easton, MD, 21601

Attendance:

Commission Members:

11 Cindy Reichart, Chairperson
12 Martha Suss, Vice-Chairperson
13 David McQuay
14 Keith Watts
15 Michele La Rocca

Staff:

18 Andrew Meehan, Esquire
19 Miguel Salinas, Planning Officer
20 Brennan Tarleton, Assistant Planning Officer
21 Bryce Yelton, Planner II
22 Christine Corkell, Administrative Assistant

1. **Call to Order** - The Chair called the meeting to order on June 9, 2022 at 1:00 p.m. Ms. Reichart opened the meeting.

2. **Minutes** – Ms. La Rocca stated there was one correction to the April 28, 2022 minutes, which has been corrected. The minutes were accepted.

3. **Administrative Matters** – Ms. Reichart announced that future meetings anyone that testifies would be limited to three (3) minutes for comments. Ms. La Rocca suggested that the time limit would not apply to the applicant/agents. Ms. Suss made a motion to adopt restricting the comments of the audience to three (3) minutes, seconded by Mr. Watts. The motion carried unanimously (5-0).

4. **Old Business** – None.

5. **New Business** -

- a. Tye Whitney Mains and Arlene Cline Mains, STN-22-3, 7373 Tilghman Island Road, Sherwood, MD 21665 (Map 38, Grid 5, Parcel 41, Lot 1, Zoned Rural Conservation). Mr. Yelton presented the staff report for the Short-Term Rental (STR) license application. Mr. and Mrs. Mains, applicants attended the meeting. Mr. and Mrs. Mains both spoke on behalf of this application and property.

The Board called for public comment; Jane Hawkey spoke on the application. Written comments were received by the Board from Susan duPont and Peter Cotter, Esquire.

Mr. Watts made a motion to approve the STR application for six bedrooms for 7373 Tilghman Island Road, with staff conditions; seconded by Ms. Suss. The motion carried unanimously (5-0).

- b. Joseph Kildea, STN-22-4, 5741 Poplar Lane, Royal Oak, MD 21662 (Map 47, Parcel 76, Zoned Village Hamlet). Mr. Yelton presented the staff report for the

55 Short-Term Rental (STR) license application. Mr. Kildea, applicant, and the
56 resident agent, Eastern Shore Vacation Rental, Catherine Lawson, attended the
57 meeting. Mr. Kildea and Ms. Lawson spoke on behalf of the application and
58 property.

59
60 The Board called for public comment; no one spoke on the application. Written
61 comments were received by the Board from Susan duPont.

62
63 **Ms. Suss made a motion to approve the STR application for four bedrooms**
64 **for 5741 Poplar Lane, with staff conditions; seconded by Mr. McQuay. The**
65 **motion carried unanimously (5-0).**
66

- 67 c. Stephanie Hoopes and John Jenkins, ST-803-HOO, 8038 Leehaven Road, Easton,
68 MD 21601 (Map 34, Grid 7, Parcel 5, Zoned Rural Conservation). Mr. Yelton
69 presented the staff report for the Short-Term Rental (STR) license application.
70 Mr. Jenkins, applicant, and the resident agent, Eastern Shore Vacation Rental,
71 Catherine Lawson, attended the meeting. Mr. Jenkins, spoke on behalf of the
72 application and property.

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

76
77 **Mr. Watts made a motion to approve the STR application for three**
78 **bedrooms for 8038 Leehaven Road, with staff conditions; seconded by Ms.**
79 **Suss. The motion carried unanimously (5-0).**
80

- 81 d. James Derrington, ST-643-DER, 6439 Bozman Neavitt Road, Neavitt, MD 21652
82 (Map 39, Grid 20, Parcel 18, Zoned Village Residential). Mr. Yelton presented
83 the staff report for the Short-Term Rental (STR) license application. Mr.
84 Derrington, applicant, and the resident agent, Eastern Shore Vacation Rental,
85 Catherine Lawson, attended the meeting. Mr. Derrington and Ms. Lawson spoke
86 on behalf of the application and property.

87
88 The Board called for public comment; Karen Allen spoke on the application.
89 Written comments were received by the Board from Susan duPont.

90
91 **Ms. La Rocca made a motion to approve the STR application for four**
92 **bedrooms for 6439 Bozman Neavitt Road, with staff conditions; seconded by**
93 **Mr. McQuay. The motion carried unanimously (5-0).**
94

- 95 e. Long Point Preserve LLC/Justine Harrison, ST-525-LON, 5252 Long Point Farm
96 Drive, Oxford, MD 21654 (Map 47, Grid 22, Parcel 42, Zoned Western Rural
97 Conservation/Rural Conservation). Mr. Yelton presented the staff report for the
98 Short-Term Rental (STR) license application. Ms. Harrison, applicant, and the
99 resident agent, Eastern Shore Vacation Rental, Catherine Lawson attended the

100 meeting. Ms. Harrison and Ms. Lawson spoke on behalf of the application and
101 property.

102
103 The Board called for public comment; no one spoke on the application. Written
104 comments were received by the Board from Susan duPont.

105
106 **Ms. Suss made a motion to approve the STR application for four bedrooms**
107 **for 5252 Long Point Farm Drive, Oxford with staff conditions; seconded by**
108 **Ms. La Rocca. The motion carried unanimously (5-0).**

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110 f. Clem, LLC, ST-22-2, 5467 Rude Avenue, Tilghman, MD 21671 (Map 44, Grid
111 16, Parcel 31, Zoned Rural Conservation). Mr. Yelton presented the staff report
112 for the Short-Term Rental (STR) license application. Mr. and Ms. Widdowson,
113 Applicants, Brendan Mullaney, Esquire, and the resident agent, Flaneur, The
114 Vacation Rental Company, Jennifer Brown, attended the meeting. Mr. and Mrs.
115 Widdowson, Mr. Mullaney and Ms. Brown spoke on behalf of the application and
116 property.

117
118 The Board called for public comment; Elisa Davis, Karen Allen, Grant Norris,
119 Leslie Steen, Donald Dougherty, and Jane Hawkey spoke on the application.
120 Written comments were received by the Board from Susan duPont, Bill Donahue
121 and Shawn Archambault.


122
123 **Ms. Suss made a motion to approve the STR application for three bedrooms**
124 **for 5467 Rude Avenue, Tilghman with staff conditions; seconded by Mr.**
125 **Watts. The motion carried (4-1) with Mr. McQuay abstained.**

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127 **6. Other Matters for Discussion** – Mr. Salinas and Mr. Yelton provided additional
128 information to the Board with regards to Open Gov. Next future meeting scheduled is for
129 July 28, 2022. Mr. Meehan announced that Mr. Salinas would be leaving employment
130 with the County. Mr. Watts spoke about leases and house rules, Mr. Salinas explained
131 the current policy. Ms. Suss discussed that homes have to be taking care of and having
132 short term rentals allows the home to be utilized and kept up. Ms. Reichart discussed that
133 the application should state occupancy and not bedrooms. Mr. Salinas stated the forms
134 could be changed to occupancy and not bedrooms in the future. Susie Hayward with the
135 Mid Shore Board of Realtors discussed the policy on hearing public comments that are
136 not with the Boards decision making ability, hearing and allowing it to continue could be
137 grounds for an appeal if you decided to vote against it may prompt someone to think that
138 is the reason you voted against it. Ms. Hayward would encourage the Board to stop the
139 conversations immediately and not be discussed between the STR Members and the
140 Applicant(s). Ms. Reichart stated in the future that visual presentations need to be
141 approved by staff and distributed to the STR Board Members in advance.

146 7. **Adjournment** - The Chair called the meeting to adjourn. The meeting was adjourned at
147 3:35 p.m.

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149 Read and approved by the Board on 30 June 2022

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Chairman Signature