



Talbot County Short-Term Rental Review Board

Final Minutes

Thursday, July 28, 2022 at 1:00 p.m.

Talbot County Free Library

100 W Dover, Easton, Maryland

Attendance:

Commission Members:

- 10 Martha Suss, Vice-Chairperson
- 11 David McQuay
- 12 Keith Watts
- 13 Michele La Rocca

Staff:

- 16 Andy Meehan, Esquire
- 17 Brennan Tarleton, Acting Planning Officer
- 18 Elisa DeFlaux, Planner II
- 19 Jennifer Collins, Administrative Assistant

1. **Call to Order** – The Chair called the meeting to order on July 28, 2022 at 1:00 p.m. Ms. Suss opened the meeting.

2. **Minutes** – All of the board members received a copy of the updated draft. The minutes were accepted.

3. Administrative Matters –

- Cindy Reichart, Chairperson is not in attendance. The room recognized a moment of silence for the mother of Cindy Reichart.
- The appearance of Mike Duell, Chief Compliance Officer has been postponed. He will appear at the next Short Term Rental Meeting to discuss the violation list.

4. Old Business – None.

5. New Business –

- a. Michael Martz and Nicholas Hoch, STN-22-12, 21503 Mission Rd, Tilghman, MD 21671 (Map 44A, Grid 00, Parcel 135, Lot 2; Zone: VM)

Staff Presentation:

Elisa DeFlaux presented the staff report for the Short-Term Rental (STR) license application.

Applicant Presentation:

Jennifer Brown, the resident agent; appeared in person and spoke on the application.

Public Comments: None

Mr. Watts made a motion to approve the STR application for four bedrooms for 21503 Mission Rd, Tilghman, MD 21671 with staff conditions; seconded by Mr. McQuay. The motion carried unanimously (4-0).

- b. Kathryn Chapman. STN-22-6, 7722 Latch String Lane, Bozman, MD 21612 (Map 31, Grid 16, Parcel 173, Zoned VH)

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Staff Presentation:

Elisa DeFlaux presented the staff report for the Short-Term Rental (STR) license application.

Applicant Presentation:

Kathryn Chapman, applicant, appeared in person and spoke on the application.
Catherine Lawson, the resident agent, appeared in person and spoke on the application

Public Comments:

Dara Clayton spoke on the application.
Letter from Susan Burlington and Neil Clark read by Dara Clayton

Mr. Watts made a motion to approve the STR application for three bedrooms for, 7722 Latch String Lane, Bozman, MD 21612 with staff conditions and an additional condition requiring one (1) six- foot evergreen or reasonable substitute to be planted between the deck of subject property and the property line of 7728 Latch String Lane within (30) thirty days of license issuance; seconded by Ms. La Rocca. The motion carried unanimously (4-0).

- c. Shipyard Point Farm LLC, ST-578-SHI, 5782 Shipyard Point Lane, Royal Oak, MD 21662 (Map 46, Grid 09, Parcel 38, Zoned RC)

Staff Presentation:

Elisa DeFlaux presented the staff report for the Short-Term Rental (STR) license application.

Applicant Presentation:

Bruce Langmaid, applicant, appeared in person and spoke on the application.
Catherine Lawson, the resident agent, appeared in person and spoke on the application

Public Comments:

None

Ms. La Rocca made a motion to approve the STR application for three bedrooms for, 5782 Shipyard Point Lane, Royal Oak, MD 21662 with staff conditions; seconded by Mr. McQuay. The motion carried unanimously (4-0).

- d. Melody Jullie , STN-22-7, 5674 Poplar Lane, Royal Oak MD 21662 (Map 46, Grid 12, Parcel 90, Zoned VH)

Staff Presentation:

Elisa DeFlaux presented the staff report for the Short-Term Rental (STR) license application.

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Applicant Presentation:

Melody Jullie, participated via telephone and spoke on the application.
Kathleen Schamel, the resident agent, appeared in person and spoke on the application.

Public Comments: None

Mr. Watts made a motion to approve the STR application for three bedrooms for, 5674 Poplar Lane, Royal Oak MD 21662 with staff conditions; seconded by Mr. McQuay. The motion carried unanimously (4-0).

e. Brian Gelfand, STN-22-1, 9940 Whitehall Lane, Easton, MD 21601 (Map 16, Grid 20, Parcel 39, Lot 1 Zoned RC) – **POSTPONED**

6. Other Matters for Discussion –

a. Staff will begin working on the next Short Term Rental Board Meeting which is scheduled for September 15, 2022.

7. Adjournment - The Vice-Chair called the meeting to adjourn. The meeting was adjourned at 2:06 p.m.

Read and approved by the Board on 9-15-2022.

M. Suss (J.C.)
Vice-Chairperson Signature