



Talbot County Short-Term Rental Review Board
Minutes
Thursday, August 10, 2023 at 1:00 p.m.
Talbot County Government Offices, Wye Oak Room
10028 Ocean Gateway, Easton, Maryland 21601

Attendance:

Commission Members:

- Cindy Reichart, Chairperson
- Keith Watts- via telephone
- Michele La Rocca
- Martha Suss
- David McQuay

Staff:

- Rebecca Guay, Esquire- via telephone
- Bryce Yelton, Assistant Planning Officer
- Elisa Deflaux, Planner II
- Andrew Nixon, Planner II
- Brennan Tarleton, Planning Officer
- Jennifer Collins, Administrative Assistant

1. **Call to Order** – The Chair called the meeting to order on August 10, 2023 at 1:00 p.m.
2. **Minutes** –The minutes for the June 29, 2023 and July 13, 2023 meetings were accepted as amended.
3. **Administrative Matters** – Introduction of Andrew Nixon, Planner II
4. **Old Business** – None
5. **New Business**

- a. **Applicant:** Kyle O'Donnell
- File No.:** STN-23-7
- Agent:** Kyle O'Donnell
- Request:** Short-Term Rental License - primary dwelling
- Location:** 29681 Dover Rd Easton MD 21601
- Zoning:** Map 35, Parcel 64; Zone: TC

Staff Presentation:

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

Applicant Presentation:

Kyle O'Donnell

Public Comments: None

Ms. La Rocca made a motion to approve the STR application for four bedrooms located at 29681 Dover Rd Easton MD 21601 with staff conditions; Approval based on the following findings

1. **The application is complete.**

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- 2. **No false, inaccurate, incomplete, or incorrect statements were made in connection with the application.**
- 3. **Applicant complied with all notice requirements.**
- 4. **Issuance of the license would not unduly disturb the peace of the neighborhood**
- 5. **In the Board’s discretion, no other substantial reasons exist to support denial of the license.**

Motion seconded by Mr. McQuay. The motion carried.

<u>Vote</u>	5-0
FOR:	5- Reichart, Suss, Watts, La Rocca, McQuay
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- b. Applicant:** Heather Leonard
- File No.:** STN-23-14
- Agent:** Chesapeake Bay Real Estate Plus LLC, Dawn Lednum
- Request:** Short-Term Rental License - primary dwelling
- Location:** 8478 Jane Lowe Rd, Wittman MD 21676
- Zoning:** Map 31, Parcel 141; Zone; RC

Staff Presentation:
Elisa Deflaux presented the staff report for the Short-Term Rental (STR) license application.

Applicant Presentation:
Chesapeake Bay Real Estate Plus LLC, Dawn Lednum

Public Comments: None

Ms. La Rocca made a motion to approve the STR application for three bedrooms located at 8478 Jane Lowe Rd, Wittman MD 21676 with staff conditions; based on the following findings

- 1. **The application is complete.**
- 2. **No false, inaccurate, incomplete, or incorrect statements were made in connection with the application.**
- 3. **Applicant complied with all notice requirements.**
- 4. **Issuance of the license would not unduly disturb the peace of the neighborhood**
- 5. **In the Board’s discretion, no other substantial reasons exist to support denial of the license.**

Motion seconded by Ms. Suss. The motion carried.

<u>Vote</u>	5-0
FOR:	5- Reichart, Suss, Watts, La Rocca, McQuay

101 AGAINST: 0
102 ABSTAIN: 0
103 ABSENT: 0
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105 **c. Applicant:** David Arturo and Christine Camsuzou-Soubie
106 **File No.:** STN-23-23
107 **Agent:** Chesapeake Bay Real Estate Plus LLC, Dawn Lednum
108 **Request:** Short-Term Rental License - primary dwelling
109 **Location:** 4320 Bonfield Ct. Oxford, MD 21654
110 **Zoning:** Map 53, Parcel 151, lot 22; Zone; RR
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112 **Staff Presentation:**

113 Elisa Deflaux presented the staff report for the Short-Term Rental (STR) license
114 application.
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116 **Applicant Presentation:**

117 David Arturo
118 Chesapeake Bay Real Estate Plus LLC, Dawn Lednum
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120 **Public Comments:**

121 E Wilford Lippincott- submitted letter
122 Robert Naclerio- submitted letter
123

124 **Ms. La Rocca made a motion to approve the STR application for five**
125 **bedrooms located at 4320 Bonfield Ct. Oxford, MD 21654 with staff**
126 **conditions; Approval based on the following findings**

- 127 **6. The application is complete.**
128 **7. No false, inaccurate, incomplete, or incorrect statements were made in**
129 **connection with the application.**
130 **8. Applicant complied with all notice requirements.**
131 **9. Issuance of the license would not unduly disturb the peace of the**
132 **neighborhood**
133 **10. In the Board's discretion, no other substantial reasons exist to support**
134 **denial of the license.**

135 **Motion seconded by Ms. Suss. The motion carried.**
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137 Vote 5-0
138 FOR: 5- Reichart, Suss, Watts, La Rocca, McQuay
139 AGAINST: 0
140 ABSTAIN: 0
141 ABSENT: 0
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143 **d. Applicant:** Jane Sloat and Jill DeGraff (DPOA)
144 **File No.:** STN-23-33
145 **Agent:** Mark Cummings
146 **Request:** Short-Term Rental License - - primary dwelling

147 **Location:** 8513 Bozman Neavitt Rd St Michaels, MD 21663
148 **Zoning:** Map 31, Parcel 6; Zone; RC
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150 **Staff Presentation:**
151 Elisa Deflaux presented the staff report for the Short-Term Rental (STR) license
152 application.
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154 **Applicant Presentation:**
155 Jane Sloat and Jill DeGraff
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157 **Public Comments:**
158 Robert Hoegle - submitted letter
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160 **Ms. La Rocca made a motion to approve the STR application for three**
161 **bedrooms located at 8513 Bozman Neavitt Rd St Michaels, MD 21663 with**
162 **staff conditions; Approval based on the following findings**
163 **11. The application is complete.**
164 **12. No false, inaccurate, incomplete, or incorrect statements were made in**
165 **connection with the application.**
166 **13. Applicant complied with all notice requirements.**
167 **14. Issuance of the license would not unduly disturb the peace of the**
168 **neighborhood**
169 **15. In the Board's discretion, no other substantial reasons exist to support**
170 **denial of the license.**
171 **Motion seconded by Mr. McQuay. The motion carried.**
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173 Vote 5-0
174 FOR: 5- Reichart, Suss, Watts, La Rocca, McQuay
175 AGAINST: 0
176 ABSTAIN: 0
177 ABSENT: 0
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179 **e. Applicant:** Eric Tomlinson and John Echard
180 **File No.:** STN-23-32
181 **Agent:** Flaneur, The vacation Rental Company, Jennifer Brown
182 **Request:** Short-Term Rental License -- primary dwelling
183 **Location:** 938 Calvert Ave St. Michaels MD 21663
184 **Zoning:** Map 201, Parcel 1184B Lot 46; Zone; TR
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186 **Staff Presentation:**
187 Elisa Deflaux presented the staff report for the Short-Term Rental (STR) license
188 application.
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190 **Applicant Presentation:**
191 Flaneur, The vacation Rental Company, Jennifer and Emma Brown
192 Eric Tomlinson and John Echard- submitted letter

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Public Comments:

- Nancy Minot – in person
- Marty Payne – in person
- Tom Dann – in person
- Monica Otte – in person and submitted letter
- Matthew Dorman – in person
- Thomas Johnson - submitted letter
- Ralph & Teresa Bowers - submitted letter

* The applicant agreed to the addition of no off-site parking to the house rules.

Ms. La Rocca made a motion to approve the STR application for two bedrooms located at 938 Calvert Ave St. Michaels MD 21663 with staff conditions; Approval based on the following findings

- 16. The application is complete.**
- 17. No false, inaccurate, incomplete, or incorrect statements were made in connection with the application.**
- 18. Applicant complied with all notice requirements.**
- 19. Issuance of the license would not unduly disturb the peace of the neighborhood**
- 20. In the Board’s discretion, no other substantial reasons exist to support denial of the license.**

Motion seconded by Mr. Watts. The motion carried.

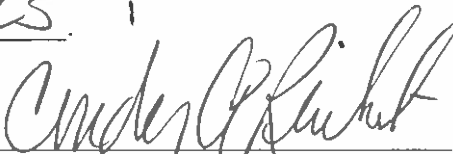
Vote	5-0
FOR:	5- Reichart, Suss, Watts, La Rocca, McQuay
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

6. Other Matters for Discussion –

- a. A public Short Term Rental meeting regarding “new” applications will occur on September 21, 2023.

7. Adjournment - The Chair called the meeting to adjourn.

Read and approved by the Board on 9/21/2023.



Chairperson Signature