



Talbot County Short-Term Rental Review Board
Final Minutes

Thursday, September 9, 2021 at 1:00 p.m.
Bradley Meeting Room
11 N. Washington Street, Easton, MD 21601

Attendance:

Commission Members:

Scott Kane, Chairman
David McQuay, Vice Chairman
Martha Suss
Cindy Reichart

Staff:

Patrick Thomas, County Attorney
Miguel Salinas, Planning Officer
Brennan Tarleton, Assistant Planning Officer
Mike Duell, Chief Code Compliance Officer
Chase Phillips, Planner II
Elisa Deflaux, Planner II
Jimmy Mullikin, Enforcement Officer
Duane Gottschalk, Enforcement Officer
Chris Corkell, Administrative Assistant

1. **Call to Order** - The Chair called the meeting to order on September 9, 2021 at 1:00 p.m. Mr. Kane opened the meeting.

2. **Minutes** – Ms. Reichart made a motion to approve the minutes for July 15, 2021; seconded by Ms. Suss. The motion carried unanimously (4-0).

3. **Administrative Matters** – Mr. Kane introduced Patrick Thomas, Acting County Attorney. There was discussion that the Board is still one member short. Mr. Kane explained to the applicants in attendance that they have the right to request a postponement until there is a full Board

4. **Old Business** – None.

5. **New Business** -

- a. Justin Sprinzen, ST-270-SPR, 27011 Rigby Lot Road, Royal Oak, MD 21662 (Map 41, Grid 10, Parcel 119, Zoned Rural Residential). Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license application. Mr. and Ms. Sprinzen, applicants and their resident agent, Kathleen Schamel, attended the meeting. Ms. Sprinzen and Ms. Schamel both spoke on behalf of the application and property. Mr. Salinas discussed the rules for the total amount of people that can be on site. He followed that the Board had the ability to communicate with the Council on anything they wish to change. Ms. Suss stated that Board discussed this topic during their work sessions.

52 The Board called for public comment; no one spoke on the application. Written
53 comments were received by the Board from Susan duPont. The letter was read by
54 Ms. Deflaux.

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56 **Ms. Suss made a motion to approve the STR application for three**
57 **bedrooms for 27011 Rigby Lot Road, with staff conditions; seconded by Ms.**
58 **Reichart. The motion carried unanimously (4-0).**
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- 60 b. Timothy Dunlap / Duck Cove Cottage, ST-639-DUN, 6398 Duck Cove Lane,
61 Neavitt, MD 21652 (Map 39, Grid 20, Parcel 144; Zoned Village Residential).
62 Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license
63 application. Mr. Dunlap, applicant and resident agent Bryan Trautman / Eastern
64 Shore Vacation Rental, both attended the meeting. Both spoke on the behalf of the
65 application and property. Discussion was made on occupancy concerns and house
66 rules.

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68 The Board called for public comment; no one spoke on the application. Written
69 comments were received by the Board from Susan duPont. The letter was read by
70 Ms. Deflaux.

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72 **Mr. McQuay made a motion to approve the STR application for two**
73 **bedrooms for 6398 Duck Cove Lane, with staff conditions; seconded by Ms.**
74 **Reichart. The motion carried unanimously (4-0).**
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- 76 c. Colin Eagan / Eagan's End, ST-475-EAG, 4758 Bar Neck Road, Tilghman, MD
77 21671 (Map 51, Grid 5, Parcel 97, Lot 3; Zoned Village Hamlet). Ms. Deflaux
78 presented the staff report for the Short-Term Rental (STR) license application.
79 Mr. Eagan, applicant, and resident agent Angela Eades / Tidewater Vacations,
80 both attended the meeting. Both spoke on the behalf of the application and
81 property.

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83 The Board called for public comment; no one spoke on the application. Written
84 comments were received by the Board from Susan duPont. Letter was read by
85 Ms. Deflaux.

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87 **Ms. Reichart made a motion to approve the STR application for five**
88 **bedrooms for 4758 Bar Neck Road, with staff conditions; seconded by Mr.**
89 **McQuay. The motion carried unanimously (4-0).**
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- 91 d. Dan & Rebecca Warrington / Tuckahoe River Land Management, LLC. / Aspen
92 on the Tuckahoe, ST-334-TUC, 33488 Tuckahoe River Road, Easton, MD 21601
93 (Map 20, Grid 14, Parcel 4; Zoned Rural Residential). Ms. Deflaux presented the
94 staff report for the Short-Term Rental (STR) license application. Mr. and Ms.

95 Warrington, applicants, and resident agent Angela Eade / Tidewater Vacations,
96 both attended the meeting. Both applicant and agent spoke on the behalf of the
97 application and property.
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99 The Board called for public comment; no one spoke on the application. Written
100 comments were received by the Board from Susan duPont. The letter was read by
101 Ms. Deflaux.
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103 **Ms. Reichart made a motion to approve the STR application for three**
104 **bedrooms for 33488 Tuckahoe River Road, with staff conditions, seconded**
105 **by Mr. McQuay. The motion carried unanimously (4-0).**
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- 107 e. Kathy Greenaway / Jennifer Brown / Flaneur Vacation Co. ST-575-GRE, 5752
108 Johns Way, Tilghman, MD 21671 (Map 44A, Parcel 318, Lot 3; Zoned Village
109 Mixed). Ms. Deflaux presented the staff report for the Short-Term Rental (STR)
110 license application. Ms. Greenway, applicant, and resident agent Jennifer Brown /
111 Flaneur Vacation Co., both attended the meeting. Both spoke on behalf of the
112 application and property.
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114 The Board called for public comment; no one spoke on the application. Written
115 comments were received by the Board from Susan duPont. The letter was read by
116 Ms. Deflaux.
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118 **Ms. Suss made a motion to approve the STR application for three**
119 **bedrooms for 5752 Johns Way, with staff conditions, seconded by Ms.**
120 **Reichart. The motion carried unanimously (4-0).**
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- 122 f. Scott Mitchell / Harris House ST-806-MIT, 8060 Bozman Neavitt Road, Bozman,
123 MD 21612 (Map 31, Parcel 10, Lot 85; Zoned Village Mixed). Ms. Deflaux
124 presented the staff report for the Short-Term Rental (STR) license application.
125 Mr. Mitchell, applicant attended the meeting and spoke on behalf of his
126 application, the property and recent violations. Mr. Duell stated the matter was
127 brought to their attention through Host Compliance and that the fines were paid.
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129 The Board called for public comment; no one spoke on the application. Written
130 comments were received by the Board from Susan duPont, Kim Crouch and Alex
131 Locke. The letters were read by Ms. Deflaux.
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133 **Mr. McQuay made a motion to approve the STR application for four**
134 **bedrooms for 8060 Bozman Neavitt Road, with staff conditions; seconded by**
135 **Ms. Suss The motion carried unanimously (4-0).**
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137 **6. Other Matters for Discussion – None.**

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7. **Adjournment** - The Chair called the meeting to adjourn. The meeting was adjourned at 3:10 p.m.

Read and approved by the Board on October 14, 2021.



Chairman