



**Talbot County Short-Term Rental Review Board**  
**Minutes**  
**Thursday, September 15, 2022 at 1:00 p.m.**  
Talbot County Free Library  
100 W Dover, Easton, Maryland

**Attendance:**

Commission Members:

- Cindy Reichart, Chairperson
- Martha Suss, Vice-Chairperson
- David McQuay-Via teleconference
- Keith Watts
- Michele La Rocca -Via teleconference

Staff:

- Andy Meehan, Esquire
- Brennan Tarleton, Acting Planning Officer
- Bryce Yelton, Planner II
- Jennifer Collins, Administrative Assistant

**1. Call to Order** – The Chair called the meeting to order on September 15, 2022 at 1:00 p.m.

**2. Minutes** –The minutes were accepted.

**3. Administrative Matters** – None

**4. Old Business** – None.

**5. New Business** –

- a. Thomas and Cheryl McKinnon, STN-22-14, 25460 Chance Farm Rd, Easton MD 21601 (Map 40, Grid 11, Parcel 167, Lot 4; Zone: RR)

**Staff Presentation:**

Bryce Yelton presented the staff report for the Short-Term Rental (STR) license application.

**Applicant Presentation:**

Thomas and Cheryl McKinnon, applicant

**Public Comments:** None

**Ms. Suss made a motion to approve the STR application for two bedrooms for 25460 chance farm road Royal Oak, MD 21662 with staff conditions; seconded by Mr. Watts. The motion carried.**

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

53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98

b. Jill Kaleta, STN-22-16, 25500 Chance Farm Rd, Easton MD 21601(Map 40, Grid 11, Parcel 167, Lot 1 Zoned VH)

**Staff Presentation:**

Bryce Yelton presented the staff report for the Short-Term Rental (STR) license application.

**Applicant Presentation:**

Jill and Ed Kaleta, applicants  
Kathleen Schamel, SkipJack Solutions

**Public Comments:**

John Stegges

**Ms. Suss made a motion to approve the STR application for four bedrooms for 25500 Chance Farm Road Royal Oak, MD 21662 with staff conditions; seconded by Mr. Watts. The motion carried.**

<u>Vote</u>	4-0-1
FOR:	4- Suss, Reichart, McQuay, Watts
AGAINST:	0
ABSTAIN:	1- La Rocca, due to technical issues
ABSENT:	0

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

**Staff Presentation:**

Bryce Yelton presented the staff report for the Short-Term Rental (STR) license application.

**Applicant Presentation:**

Kathleen Schamel, SkipJack Solutions

**Public Comments: None**

- **Due to technical issues Ms. La Rocca left the meeting**

**Mr. Watts made a motion to approve the STR application for four bedrooms for 9940 Whitehall Lane, Easton, MD 21601 with staff conditions; seconded by Ms. Suss. The motion carried.**

<u>Vote</u>	4-0-1
FOR:	4- Suss, Reichart, McQuay, Watts, <span style="border: 1px solid black; padding: 2px;"><del>La Rocca</del></span>
AGAINST:	0

*car*  
11/3/22

99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140

ABSTAIN: 0  
ABSENT: 1- La Rocca

- d. M Farms LLC , STN-22-18, 5461 Rude Ave, Tilghman MD 21671 (Map 44, Grid 16, Parcel 30, Zoned RC)

**Staff Presentation:**

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

**Applicant Presentation:**

Brian and Shannon Killian-McCombie  
Brennan Mullaney, Mcallister, Detar Showalter & Walker  
Jennifer Brown, Flaneur, The Vacation Rental Company

**Public Comments:**

Elise Davis  
Karen Allen

**Ms. Suss made a motion to approve the STR application for three bedrooms for, 5461 Rude Ave, Tilghman MD 21671 with staff conditions; seconded by Mr. Watts. The motion carried.**

Vote 4-1-1  
FOR: 4- Suss, Reichart, Watts, ~~La Rocca~~  
AGAINST: 1-McQuay  
ABSTAIN: 0  
ABSENT: 1- La Rocca

*CRK*  
*11/3/2022*

**6. Other Matters for Discussion –**

- a. Staff will begin working on the next Short Term Rental Board Meeting which will on November 3, 2022.

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

Read and approved by the Board on \_\_\_\_\_.

  
\_\_\_\_\_  
Chairperson Signature