



Talbot County Short-Term Rental Review Board

Minutes

Thursday, April 6, 2023 at 1:00 p.m.

Talbot County Community Center, Wye Oak Room
10028 Ocean Gateway, Easton, Maryland 21601

Attendance:

Commission Members:

10 Cindy Reichart, Chairperson
11 David McQuay
12 Keith Watts- via teleconference
13 Michele La Rocca
14 Martha Suss - via teleconference

Staff:

17 Andy Meehan, Esquire
18 Rebecca Guay, Esquire
19 Brennan Tarleton, Planning Officer
20 Bryce Yelton, Planner II
21 Jennifer Collins, Administrative Assistant
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Due to technical issues, the meeting was not livestreamed or video recorded. Staff will be working on resolving the issue for future meetings.

1. **Call to Order** – The Chair called the meeting to order on April 6, 2023 at 1:00 p.m.
2. **Minutes** –The minutes for the March 16, 2023 meeting were accepted.
3. **Administrative Matters** – None
4. **Old Business**– None
5. **New Business**

a. **Applicant:** OCC Rentals LLC
File No.: STN-23-3
Agent: V.I.P Vacation Rentals, Kathy Bogan
Request: Short-Term Rental License – primary dwelling
Location: 28041 Old Country Club Rd. Easton MD 21601
Zoning: Map 42, Parcel 137; Zone: RR

Staff Presentation:

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

Applicant Presentation:

Kathy Bogan

Public Comments: None

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Mr. McQuay made a motion to approve the STR application for five bedrooms located at 28041 Old Country Club Rd. Easton MD 21601 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. La Rocca The motion carried.

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

- b. Applicant:** Lindsey Family Holdings LLC
- File No.:** STN-23-4
- Agent:** Kathleen Schamel, Skipjack Solutions
- Request:** Short-Term Rental License – - primary dwelling
- Location:** 6885 Thorneton Road, Easton MD 21601
- Zoning:** Map 40, Parcel 131; Zone: RR

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

Applicant Presentation:
Kathy Bogan

Public Comments: None

Ms. LaRocca made a motion to approve the STR application for five bedrooms located at 6885 Thorneton Road, Easton MD 21601with 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.**

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Motion seconded by Mr. Watts. The motion carried.

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

Ms. Suss joined the meeting via teleconference.

- c. **Applicant:** Kristin McMillan and Jon Porter
- File No.:** STN-23-5
- Agent:** Eastern Shore Vacation Rentals, Catherine Lawson
- Request:** Short-Term Rental License – - primary dwelling
- Location:** 5758 Tilghman Beach Drive, Tilghman MD 21671
- Zoning:** Map 44A, Parcel 317; Lot 8; Zone: VM

Staff Presentation:

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

Applicant Presentation:

Catherine Lawson
Jon Porter

Public Comments: None

Ms. LaRocca made a motion to approve the STR application for three bedrooms located at 5758 Tilghman Beach Drive, Tilghman MD 21671 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 Mr. McQuay. The motion carried.

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

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- a. **Applicant:** Barry Madani
- File No.:** STN-23-6
- Agent:** Eastern Shore Vacation Rentals, Catherine Lawson
- Request:** Short-Term Rental License – - primary dwelling
- Location:** 26333 S. Presquile Drive, Easton MD 21601
- Zoning:** Map 09, Parcel 032; Lot 8; Zone: RR

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

Applicant Presentation:
Catherine Lawson
Barry Madani via teleconference

Public Comments: None

Mr. McQuay made a motion to approve the STR application for four bedrooms located at 26333 S. Presquile Drive, Easton MD 21601 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. LaRocca. The motion carried.

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

6. Other Matters for Discussion –

- a. **STR License:** Brandon and Marissa Lytle- **Postponed to June 29, 2023**
- File No.:** STRN-22-37
- Request:** Complaint Review – Steven and Ruth Capranica
Short-Term Rental License - primary dwelling
- Location:** 25154 Saint Michaels Rd. Saint Michaels, MD 21663
- Zoning:** Map 32, Parcel 164 Lot 1; Zone: RC

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b. April 20, 2023 is the next Short Term Rental meeting. Staff will begin working on the following meeting scheduled for May 18, 2023.

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

Read and approved by the Board on 4/20/2023.



Chairperson Signature