



**Talbot County Short-Term Rental Review Board**  
**Minutes**  
**Thursday, January 26, 2023 at 1:00 p.m.**  
Talbot County Community Center, Wye Oak Room  
10028 Ocean Gateway, Easton, Maryland 21601

**Attendance:**

Commission Members:

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

Staff:

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

**1. Call to Order** – The Chair called the meeting to order on January 26, 2023 at 1:00 p.m.

**2. Minutes** –The minutes for the December 15, 2022 meeting were accepted as amended.

**3. Administrative Matters** – None

**4. Old Business**

**a. Applicant:** Garland Cannon  
**File No.:** STN-22-13  
**Agent:** Garland Cannon  
**Request:** Short-Term Rental License – primary dwelling  
**Location:** 28197 Widgeon Terrace, Easton, MD 21601  
**Zoning:** Map 42, Grid 08, Parcel 285, Lot 2; Zone: RR

**Staff Presentation:**

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

**Applicant Presentation:**

Garland and Brandy Cannon

**Public Comments:**

Steve and Cindy Chitty- Written comments  
John Flohr- Written comments  
Gary and Jacqui Yeatman- Written comments  
Irving Phillips- Written comments  
Linda Goss- Written comments  
Robert Dunning- Written comments  
Tom Sanders- Written comments

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**For the record: Ms. Suss was not in attendance at the prior meeting. She has reviewed the application, written comments and listened to the recording of the prior meeting.**

**Ms. LaRocca made a motion to approve the STR application for three bedrooms located at 28197 Widgeon Terrace, Easton, MD 21601 with staff conditions; based on the following findings**

- 1. The license application is complete.**
- 2. The Applicant has not made any false, inaccurate, incomplete or incorrect statements in connection with the application.**
- 3. The Applicant has complied with all notice requirements in the Talbot County Code pertaining to the issuance of new short-term rental licenses.**
- 4. Issuance of the license would not unduly disturb the peace of the residents of the neighborhood in which the short-term rental will be located.**
- 5. There are no other substantial reasons in the discretion of the Board to support denial of the license.**

**Motion seconded by Mr. Watts. The motion carried.**

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

**5. New Business**

- a. Applicant:** Bradley and Lisa Bebee Living Trust
- File No.:** STN-22-31
- Agent:** Flaneur, The Vacation Rental Company, Jennifer Brown
- Request:** Short-Term Rental License – primary dwelling
- Location:** 22020 Benders Lane Sherwood MD 21665
- Zoning:** Map 38, Grid 17, Parcel 11; Zone: RC

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

**Applicant Presentation:**  
Jennifer and Emma Brown, Flaneur, The Vacation Rental Company

**Public Comments:** None

**Ms. Suss made a motion to continue the STR application located at 22020 Benders Lane Sherwood MD 21665 at the next meeting, with the objective of**

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further discussion with the property owner. Motion seconded by Ms. LaRocca. The motion carried.

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

- b. **Applicant:**            Matthew and Megan Tempel Milner
- File No.:**            STN-22-29
- Agent:**              Eastern Shore Vacation Rental, Catherine Lawson
- Request:**            Short-Term Rental License - primary dwelling
- Location:**          9780 Leeds Landing Rd Easton MD 21601
- Zoning:**            Map 24, Grid 02, Parcel 122; Zone: VR

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

**Applicant Presentation:**  
Megan Tempel Milner

**Public Comments:** None

**Applicant Presentation:**  
Catherine Lawson, Eastern Shore Vacation Rental

**Public Comments:** None

Mr. McQuay made a motion to approve the STR application for four bedrooms located at 9780 Leeds Landing Rd Easton MD 21601 with staff conditions; based on the following findings

1. The license application is complete.
2. The Applicant has not made any false, inaccurate, incomplete or incorrect statements in connection with the application.
3. The Applicant has complied with all notice requirements in the Talbot County Code pertaining to the issuance of new short-term rental licenses.
4. Issuance of the license would not unduly disturb the peace of the residents of the neighborhood in which the short-term rental will be located.
5. There are no other substantial reasons in the discretion of the Board to support denial of the license.

Motion seconded by Mr. Watts. The motion carried.

Vote                    5-0

145 FOR: 5- Reichart, McQuay, Watts, La Rocca, Suss  
146 AGAINST: 0  
147 ABSTAIN: 0  
148 ABSENT: 0

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150 c. **Applicant:** Agnes Warfield-Blanc  
151 **File No.:** STN-22-24  
152 **Agent:** Eastern Shore Vacation Rental, Catherine Lawson  
153 **Request:** Short-Term Rental License - primary dwelling  
154 **Location:** 27457 West point Rd, Easton, MD 21601  
155 **Zoning:** Map 41, Grid 18, Parcel 102; Zone: RR  
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157 **Staff Presentation:**

158 Bryce Yelton, presented the staff report for the Short-Term Rental (STR) license  
159 application.  
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161 **Applicant Presentation:**

162 Agnes Warfield-Blanc, via teleconference  
163 Catherine Lawson and Bryan Trautman, Eastern Shore Vacation Rental  
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165 **Public Comments:**

166 Hilary Spence  
167 Hugh Smith  
168 Harry Hassan  
169 Barbara Watkins -Written and in-person comments  
170 Tim Furey - Written comments  
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172 **Ms. Suss made a motion to approve the STR application for three or four**  
173 **bedrooms based on the results of staff investigation with the Department of**  
174 **Environmental Health, located at 27457 West point Rd, Easton, MD**  
175 **21601with staff conditions and; In addition the lease and/or house rules must**  
176 **include; No guns, No hunting and Notification of horses in the proximity;**  
177 **based on the following findings**

- 178 **1. The license application is complete.**  
179 **2. The Applicant has not made any false, inaccurate, incomplete or**  
180 **incorrect statements in connection with the application.**  
181 **3. The Applicant has complied with all notice requirements in the Talbot**  
182 **County Code pertaining to the issuance of new short-term rental licenses.**  
183 **4. Issuance of the license would not unduly disturb the peace of the**  
184 **residents of the neighborhood in which the short-term rental will be**  
185 **located.**  
186 **5. There are no other substantial reasons in the discretion of the Board to**  
187 **support denial of the license.**

188 **Motion seconded by Ms. LaRocca. The motion carried.**  
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190 Vote 5-0

191 FOR: 5- Reichart, McQuay, Watts, La Rocca, Suss  
192 AGAINST: 0  
193 ABSTAIN: 0  
194 ABSENT: 0

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196 \*The Board notes that after the meeting staff research determined the property can  
197 only be approved for a 3 bedroom license with a maximum occupancy of six (6)  
198 individuals.

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200 d. **Applicant:** Scott Evans and Shannon O'Farrell  
201 **File No.:** STN-22-32  
202 **Agent:** Eastern Shore Vacation Rental. Catherine Lawson  
203 **Request:** Short-Term Rental License - primary dwelling  
204 **Location:** 22594 Mill Point Lane, Bozman, MD 20815  
205 **Zoning:** Map 39, Grid 07, Parcel 104; Zone: RC  
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207 **Staff Presentation:**  
208 Bryce Yelton, presented the staff report for the Short-Term Rental (STR) license  
209 application.  
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211 **Applicant Presentation:**  
212 Scott Evans  
213 Catherine Lawson, Eastern Shore Vacation Rental  
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215 **Public Comments:** None  
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217 **Ms. LaRocca made a motion to approve the STR application for five**  
218 **bedrooms located at 22594 Mill Point Lane Bozman, MD 20815 with staff**  
219 **conditions; based on the following findings**

- 220 1. **The license application is complete.**
- 221 2. **The Applicant has not made any false, inaccurate, incomplete or**  
222 **incorrect statements in connection with the application.**
- 223 3. **The Applicant has complied with all notice requirements in the Talbot**  
224 **County Code pertaining to the issuance of new short-term rental licenses.**
- 225 4. **Issuance of the license would not unduly disturb the peace of the**  
226 **residents of the neighborhood in which the short-term rental will be**  
227 **located.**
- 228 5. **There are no other substantial reasons in the discretion of the Board to**  
229 **support denial of the license.**

230 **Motion seconded by Mr. McQuay. The motion carried.**

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232 Vote 5-0  
233 FOR: 5- Reichart, McQuay, Watts, La Rocca, Suss  
234 AGAINST: 0  
235 ABSTAIN: 0  
236 ABSENT: 0

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- e. **Applicant:** Katy and David Banks
- File No.:** STN-22-27
- Agent:** Eastern Shore Vacation Rental, Catherine Lawson
- Request:** Short-Term Rental License - primary dwelling
- Location:** 24037 Lynnewood Drive St Michaels MD 21663
- Zoning:** Map 31, Grid 18, Parcel 158; Zone: RC

**Staff Presentation:**

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

**Applicant Presentation:**

David Banks, via teleconference  
Catherine Lawson, Eastern Shore Vacation Rental

**Public Comments:** None

**Ms. Watts made a motion to approve the STR application for four bedrooms located at 24037 Lynnewood Drive St Michaels MD 21663 staff conditions; based on the following findings**

1. **The license application is complete.**
2. **The Applicant has not made any false, inaccurate, incomplete or incorrect statements in connection with the application.**
3. **The Applicant has complied with all notice requirements in the Talbot County Code pertaining to the issuance of new short-term rental licenses.**
4. **Issuance of the license would not unduly disturb the peace of the residents of the neighborhood in which the short-term rental will be located.**
5. **There are no other substantial reasons in the discretion of the Board to support denial of the license.**

**Motion seconded by Mr. McQuay. The motion carried.**

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

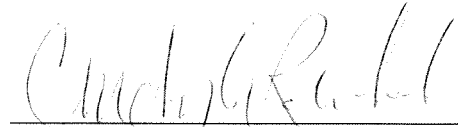
**6. Other Matters for Discussion –**

- a. Staff will begin working on the next Short Term Rental Board Meetings scheduled for March 2, 2023 and March 16, 2023.

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

Read and approved by the Board on April 3, 2023.

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Chairperson Signature