

Talbot County Short-Term Rental Review Board

Thursday, June 22, 2023 at 1:00 p.m.

6	MANUALO		9	Talbot	County Government Offices, Conference Room
7					215 Bay Street, Easton, Maryland 2160
8	Attendance:				
9	Commission Members:				Staff:
10	, ,				Rebecca Guay, Esquire
11	Keith Watts- via telephone				Bryce Yelton, Assistant Planning Officer
12	Michele La Rocca				Brennan Tarleton, Planning Officer
13	David	Mc	Quay	19	Jennifer Collins, Administrative Assistant
14				CI : 11 1 d	
20	I	I. C	Call to Order – Th	e Chair called the i	meeting to order on June 22, 2023 at 1:00 p.m.
21			MC	C M 10	2022
22	4	Z. 1	viinutes – I ne mini	ites for the May 18	, 2023 meeting were accepted.
23		•	A daniminturatura M.	Mana Nana	
24 25	-). <i>I</i>	Administrative Ma	atters – None	
25 26	,	4 4	Old Business		
27	•	4. (Jiu Dusilless		
28		3	Applicant:	Andrew and Marg	varet Warrell
29		a.	File No.:	STN-23-20	saict warren
30			Agent:		ation Rental Company, Jennifer Brown
31			Request:	•	l License - primary dwelling
32			Location:		Creek Lane, St. Michaels MD 21663
33			Zoning:		06, Lot 1; Zone: RR
34				p ==,	,, _, _, _, _, _, _, _, _, _, _, _, _
35			Staff Present	ation:	
36			Bryce Yelton	presented the staff	report for the Short-Term Rental (STR) license
37			application.	•	* /
38			• •		
39			Applicant Pr	esentation:	
40		Brendan Mullaney, MCallister Detar Showalter & Walker			etar Showalter & Walker
41			Flaneur, The '	Vacation Rental Co	mpany, Jennifer Brown
42					
43			Public Comr		
44				III- in person and s	ubmitted letter
45			Blanche- subr		
46				ie Clippinger- subi	
47				es McConnell- sub	
48				_	on and submitted letter
49			Philip and Ka	ren Morrison- subn	nitted letter
50					
51			Ms. La Rocca	made a motion to	o approve the STR application for three

bedrooms located at 24047 N Porters Creek Lane, St. Michaels MD 21663

53	Applicant to	add no jet skis, all parking on site, correct the maximum		
54		(6) on the lease and with staff conditions; based on the		
55	following find			
56	1. The application is complete.			
57	2. No false, inaccurate, incomplete, or incorrect statements were made in			
58	-	n with the application.		
59		t complied with all notice requirements.		
60	4. Issuance of the license would not unduly disturb the peace of the			
61	neighbort	· · · · · · · · · · · · · · · · · · ·		
62	5. In the Board's discretion, no other substantial reasons exist to support			
63		the license.		
64		ded by Mr. Watts. The motion carried.		
65				
66	Vote	4-0		
67	FOR:	4- Reichart, McQuay, Watts, La Rocca		
68	AGAINST:	0		
69	ABSTAIN:	0		
70	ABSENT:	1 Witte Suss		
71				
72	5. New Business			
73				
74	a. Applicant:	Jennifer and Gary Vogel		
75	File No.:	STN-23-22		
76	Agent:	George Short		
77	Request:	Short-Term Rental License - primary dwelling		
78	Location:	7791 Tilghman Island Rd, Sherwood, MD 21665		
79	Zoning:	Map 30, Parcel 3; Zone: RC		
80				
81	Staff Present	ation:		
82	Bryce Yelton	presented the staff report for the Short-Term Rental (STR) license		
83	application.			
84				
85	Applicant Pr	esentation:		
86	Gary Vogel			
87				
88	Public Comr	nents: None		
89				
90	Ms. La Rocca	a made a motion to approve the STR application for six		
91	bedrooms loc	cated at 7791 Tilghman Island Rd, Sherwood, MD 21665 with		
92		ns; Applicant to correct maximum occupancy from (12) adults		
93	to (12) persoi	ns excluding infants under eighteen months on the lease.		
94		sed on the following findings		
95		cation is complete.		
96		inaccurate, incomplete, or incorrect statements were made in		
97		n with the application.		
98	3. Applicant	t complied with all notice requirements.		

99		4 Issuance	of the license would not unduly disturb the peace of the
100		neighbor	•
101			oard's discretion, no other substantial reasons exist to support
102			the license.
103			nded by Mr. McQuay. The motion carried.
104		Wiotion 3000	nucu by with wicklung. The motion curried.
105		Vote	4-0
106		FOR:	4- Reichart, McQuay, Watts, La Rocca
107		AGAINST:	0
108		ABSTAIN:	0
109		ABSENT:	1 Witte Suss
110		ADDLITI.	1 Witte Suss
111	h	Applicant:	Kathy Grudzien
112	D.	File No.:	STN-22-40
113		Agent:	Chesapeake Bay Real Estate Plus LLC, Dawn Lednum
113		Request:	Short-Term Rental License - primary dwelling
115		Location:	21358 Bay Front Dr. Tilghman, MD 21671
116		Zoning:	Map 44A, Parcel 230, Lot 1; Zone: VM
117		Zoning:	Wap 44A, Parcer 250, Lot 1, Zone. VW
117		Staff Presen	tation
119			presented the staff report for the Short-Term Rental (STR) license
120		application.	presented the start report for the Short-Term Kentar (STK) heense
121		application.	
121		Applicant D	vocantation
123		Applicant Pr	m, Chesapeake Bay Real Estate Plus LLC
123		Dawii Lediiu	iii, Chesapeake Bay Keal Estate Flus LLC
124		Dublia Com	ments: None
126		rubiic Com	ments. None
127		Ms La Page	a made a motion to approve the STR application for three
127			cated at 21358 Bay Front Dr. Tilghman, MD 21671 with staff
129			pased on the following findings
130			ication is complete.
131			inaccurate, incomplete, or incorrect statements were made in
132			on with the application.
133			t complied with all notice requirements.
134			of the license would not unduly disturb the peace of the
135		neighbor	-
136		•	oard's discretion, no other substantial reasons exist to support
137			the license.
138			nded by Mr. McQuay. The motion carried.
139		Motion Seco	idea by Mir Mexay, rue monon carries.
140		Vote	4-0
141		FOR:	4- Reichart, McQuay, Watts, La Rocca
142		AGAINST:	0
142		ABSTAIN:	0
143		ABSENT:	1 Witte Suss
177		ADSENT.	1 Witte 2022

. 45				
145		A multinouts	Jahr Dahman & Camantha Cinanti	
146	C.	Applicant:	John Dabney & Samantha Siranli	
147		File No.:	STN-23-12	
148		Agent:	Chesapeake Bay Real Estate Plus LLC, Dawn Lednum	
149		Request:	Short-Term Rental License - primary dwelling	
150		Location:	7670 Quaker Neck Rd. Bozman, MD 21612	
151		Zoning:	Map 31, Parcel 91, Zone: RR	
152				
153		Staff Present	tation:	
154		Bryce Yelton	presented the staff report for the Short-Term Rental (STR) license	
155		application.		
156		• •		
157		Applicant Pr	resentation:	
158			m Chesapeake Bay Real Estate Plus LLC	
159				
160		Public Com	ments: None	
161		Tubile Colli	ments. Home	
162		Mr. Watte m	nade a motion to approve the STR application for four bedrooms	
163			70 Quaker Neck Rd. Bozman, MD 21612 with staff conditions;	
164			following findings	
165			ication is complete.	
166		•	inaccurate, incomplete, or incorrect statements were made in	
167			on with the application.	
168			t complied with all notice requirements.	
169		4. Issuance of the license would not unduly disturb the peace of the		
170		neighbor		
171			oard's discretion, no other substantial reasons exist to support	
172			the license.	
173		Motion secon	nded by Mr. McQuay. The motion carried.	
174				
175		Vote	4-0	
176		FOR:	4- Reichart, McQuay, Watts, La Rocca	
177		AGAINST:	0	
178		ABSTAIN:	0	
179		ABSENT:	1 Witte Suss	
180				
181	d.	Applicant:	WHB Partners LLC	
182		File No.:	STN-23-9	
183		Agent:	Tracy Wagner	
184		Request:	Short-Term Rental License – - primary dwelling	
185		Location:	25881 Royal Oak Road, Royal Oak, MD 21662	
186		Zoning:	Map 40, Parcel 136; Zone: VH	
187			comp . og a medda ad og medalet. I ka	
188		Staff Presen	tation:	
189			presented the staff report for the Short-Term Rental (STR) license	
190		application.	presented the start report for the offort-refin Kentar (5 fK) fleelise	
170		application.		

191				
192		Applicant P	resentation.	
193		Tracy Wagne		
193			Parker Counts	
		reter Cotter,	raikei Counts	
195		D 111 C		
196		Public Com		
197		Clint Wadsworth- submitted letter		
198		Scott and Su	san Kilmon- submitted letter	
199				
200		Mr. McQua	y made a motion to approve the STR application for three	
201		bedrooms lo	cated at 25881 Royal Oak Road, Royal Oak, MD 21662 with staff	
202		conditions. A	Applicant to correct maximum occupancy to (6) on lease; based	
203		on the follow	ving findings	
204		1. The appl	ication is complete.	
205			inaccurate, incomplete, or incorrect statements were made in	
206		•	on with the application.	
207			t complied with all notice requirements.	
208		4. Issuance of the license would not unduly disturb the peace of the		
209				
210		neighborhood 5. In the Board's discretion, no other substantial reasons exist to support		
211		denial of the license.		
212		** **	nded by Mr. Watts. The motion carried.	
213		Within Seco	nucu by Mir. Watts. The motion carried.	
213		Vote	4-0	
214		FOR:		
		AGAINST:	4- Reichart, McQuay, Watts, La Rocca	
216			0	
217		ABSTAIN:		
218		ABSENT:	1 Witte Suss	
219			D1 H 1 D 110	
220	e.	Applicant:	Blue Horizon Bozman LLC	
221		File No.:	STN-23-26	
222		Agent:	Eastern Shore Vacation Rentals, Catherine Lawson	
223		Request:	Short-Term Rental License – - primary dwelling	
224		Location:	7177 Bozman Neavitt Rd, Bozman MD 21612	
225				
226		Zoning:	Map 39, Parcel 206; Zone: RC	
227				
228		Staff Present	tation:	
229		Bryce Yelton	presented the staff report for the Short-Term Rental (STR) license	
230		application.		
231		* *		
232		Applicant Pi	resentation:	
233		* *	wson, Eastern Shore Vacation Rentals	
234		Stephen Mase	•	
235		D. T. Private I. IMD		
236		Public Com	ments: None	
200		I done com	**************************************	

237			
238			
239		ade a motion to approve the STR application for three bedrooms	
240	located at 7177 Bozman Neavitt Rd, Bozman MD 21612 with staff conditions;		
241	based on the foll		
242		lication is complete.	
243		inaccurate, incomplete, or incorrect statements were made in	
244		on with the application.	
245		t complied with all notice requirements.	
246		of the license would not unduly disturb the peace of the	
247	neighbor		
248		oard's discretion, no other substantial reasons exist to support	
249	***************************************	the license.	
250	Motion secon	nded by Mr. McQuay. The motion carried.	
251			
252	Vote	4-0	
253	FOR:	4- Reichart, McQuay, Watts, La Rocca	
254	AGAINST:	0	
255	ABSTAIN:		
256	ABSENT:	1 Witte Suss	
257			
258	6. Other M	Statters for Discussion –	
259			
260	a.	A public Short Term Rental meeting regarding "new" applications	
261		will occur at 1: 00 pm. July 13, 2023 and August 10, 2023. A	
262		closed meeting will occur for administrative matters at 11:00 am.	
263		July 13, 2023.	
264	5 A 11		
265	/. Adjournment - The	Chair called the meeting to adjourn.	
266 267	Read and approved b	ov the Board on 27th June Zex3	
268	Read and approved b	by the Board on	
269		Cindi A.D. II	
270		Will office.	
270		Chairperson Signature	
211		Champerson Signature	