



**Talbot County Short-Term Rental Review Board**  
**Minutes**  
**Thursday, May 18, 2023 at 1:00 p.m.**  
Talbot County Government Offices, Conference Room 1  
215 Bay Street, Easton, Maryland 21601

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**Attendance:**

Commission Members:

Cindy Reichart, Chairperson  
David McQuay  
Keith Watts- via telephone  
Michele La Rocca

Staff:

Rebecca Guay, Esquire  
Bryce Yelton, Planner II

**1. Call to Order** – The Chair called the meeting to order on April 20, 2023 at 1:00 p.m.

**2. Minutes** –The minutes for the April 20, 2023 meeting were accepted.

**3. Administrative Matters** – None

**4. Old Business**– None

**5. New Business**

**a. Applicant:** Christopher Williams  
**File No.:** STN-22-5  
**Agent:** Lacy Janda  
**Request:** Short-Term Rental License – accessory dwelling  
**Location:** 8519 Sewell Point Road, Wittman, MD 21676  
**Zoning:** Map 31, Parcel 63; Zone: VR

**Staff Presentation:**

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

**Applicant Presentation:**

Lacy Janda

**Public Comments: None**

**Ms. La Rocca made a motion to approve the STR application for three bedrooms located at 8519 Sewell Point Road, Wittman, MD 21676 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.**

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

- b. **Applicant:** Andrew and Margaret Warrell **\*Postponed\***  
**File No.:** STN-23-20  
**Agent:** Flaneur, The Vacation Rental Company, Jennifer Brown  
**Request:** Short-Term Rental License – - primary dwelling  
**Location:** 24047 N Porters Creek Lane, St. Michaels MD 21663  
**Zoning:** Map 22, Parcel 306; Zone: RR
  
- c. **Applicant:** Maureen and Richard Grant  
**File No.:** STN-23-18  
**Agent:** SkipJack Solutions. Kathleen Schamel  
**Request:** Short-Term Rental License – - primary dwelling  
**Location:** 8092 Church Neck Road, ST. Michaels MD 21663  
**Zoning:** Map 31, Parcel 71, Lot 1; Zone: RC

**Staff Presentation:**

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

**Applicant Presentation:**

Kathleen Schamel  
Maureen and Richard Grant

**Public Comments: None**

Mr. McQuay made a motion to approve the STR application for five bedrooms located at 8092 Church Neck Road, ST. Michaels MD 21663 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

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**5. In the Board’s discretion, no other substantial reasons exist to support denial of the license.**

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

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

- d. Applicant:** Tyler and Jonnie Jamison
- File No.:** STN-23-8
- Agent:** Eastern Shore Vacation Rentals, Catherine Lawson
- Request:** Short-Term Rental License - primary dwelling
- Location:** 6241 Long Point Road, Neavitt, Maryland 21652
- Zoning:** Map 39, Parcel 81, Lot 13; Zone: VR

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

**Applicant Presentation:**  
Catherine Lawson  
Jonnie Jamison

**Public Comments:**  
John Hand -in person and submitted letter  
William King - submitted letter

**Ms. LaRocca made a motion to approve the STR application for two bedrooms located at 6241 Long Point Road, Neavitt, Maryland 21652 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. Watts. The motion carried.**

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

142 ABSENT: 1 Witte Suss

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144 e. **Applicant:** 23969 Mt. Pleasant Rd LLC

145 **File No.:** STN-23-19

146 **Agent:** Eastern Shore Vacation Rentals, Catherine Lawson

147 **Request:** Short-Term Rental License - primary dwelling

148 **Location:** 23969 Mt. Pleasant Rd St. Michaels MD 21663

149 **Zoning:** Map 31, Parcel 347, Lot 1; Zone: RC

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151 **Staff Presentation:**

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

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155 **Applicant Presentation:**

156 Catherine Lawson

157 James A Huizinga –via telephone

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159 **Public Comments: None**

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161 **Ms. LaRocca made a motion to approve the STR application for six**  
162 **bedrooms located at 23969 Mt. Pleasant Rd St. Michaels MD 21663**  
163 **with the following conditions; based on the following findings**

164 **1. The application is complete.**

165 **2. No false, inaccurate, incomplete, or incorrect statements were made in**  
166 **connection with the application.**

167 **3. Applicant complied with all notice requirements.**

168 **4. Issuance of the license would not unduly disturb the peace of the**  
169 **neighborhood**

170 **5. In the Board’s discretion, no other substantial reasons exist to support**  
171 **denial of the license.**

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

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174 Vote 4-0

175 FOR: 4- Reichart, Watts, La Rocca, McQuay

176 AGAINST: 0

177 ABSTAIN: 0

178 ABSENT: 1 Witte Suss

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180 f. **Applicant:** Brian & Elizabeth Suzanne Oakley Et al.

181 **File No.:** STN-23-21

182 **Agent:** Eastern Shore Vacation Rentals, Catherine Lawson

183 **Request:** Short-Term Rental License - primary dwelling

184 **Location:** 8250 Ingleton Circle, Easton MD 21601

185 **Zoning:** Map 33, Parcel 119, Lot 9; Zone: RR

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187 **Staff Presentation:**

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

**Applicant Presentation:**

Catherine Lawson  
Brian Oakley –via telephone

**Public Comments: None**

**Ms. LaRocca made a motion to approve the STR application for five bedrooms located at 8250 Ingleton Circle, Easton MD 21601 with the following 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.**

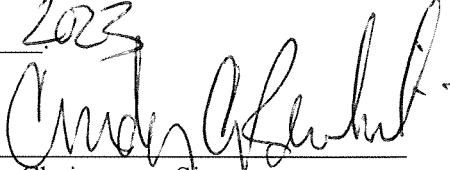
Vote	4-0
FOR:	4- Reichart, Watts, La Rocca, McQuay
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 Witte Suss

**6. Other Matters for Discussion –**

- a. A Short Term Rental meeting regarding “new” applications will occur on June 22, 2023 and July 13, 2023. A meeting regarding the Lytle file is scheduled for June 29, 2023.

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

Read and approved by the Board on 22 June 2023

  
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 Chairperson Signature