



Talbot County Short-Term Rental Review Board
Minutes
Thursday, September 21, 2023 at 1:00 p.m.
Talbot County Government Offices, Wye Oak Room
10028 Ocean Gateway, Easton, Maryland 21601

Attendance:

Commission Members:

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

Staff:

Rebecca Guay, Esquire
Bryce Yelton, Assistant Planning Officer
Andrew Nixon, Planner II
Jennifer Collins, Administrative Assistant

1. Call to Order – The Chair called the meeting to order on September 21, 2023 at 1:00 p.m.

2. Minutes –The minutes for the August 10, 2023 meetings were accepted.

3. Administrative Matters

4. Old Business – None

5. New Business

a. Applicant: Nathan Hauser
File No.: STN-22-23
Agent: Kathleen Schamel, Skipjack Solutions
Request: Short-Term Rental License - primary dwelling
Location: 27942 Woods Rd Easton MD 21601
Zoning: Map 25, Parcel 211 Lot 10, Zone: RR

Staff Presentation:

Andrew Nixon presented the staff report for the Short-Term Rental (STR) license application.

Applicant Presentation:

Nathan Hauser
Kathleen Schamel, Skipjack Solutions

Public Comments:

Mark Lednum- submitted letter
Kathy Bittorf- submitted letter
Bill Wirth- in person

Ms. La Rocca made a motion to approve the STR application for one

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bedrooms located at 27942 Woods Rd Easton MD 21601 with staff conditions; Approval 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. Suss. The motion carried.

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

- b. Applicant:** Cummings & Goings, LLC
- File No.:** STN-23-37
- Agent:** Maria Cummings
- Request:** Short-Term Rental License - primary dwelling
- Location:** 5872 Gibsontown Rd, Tilghman MD 21671
- Zoning:** Map 44A, Parcel 128, Lot 2, Zone: VM

Staff Presentation:

Andrew Nixon presented the staff report for the Short-Term Rental (STR) license application.

Applicant Presentation:

Maria Cummings

Public Comments: None

Ms. La Rocca made a motion to approve the STR application for two bedrooms located at 5872 Gibsontown Rd, 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

99 FOR: 5- Reichart, Suss, Watts, La Rocca, McQuay
100 AGAINST: 0
101 ABSTAIN: 0
102 ABSENT: 0
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104 c. **Applicant:** Lisa Sweetney-Swint
105 **File No.:** STN-23-2
106 **Agent:** Lisa Sweetney-Swint
107 **Request:** Short-Term Rental License - primary dwelling
108 **Location:** 23686 Mount Pleasant Landing, Circle, St. Michaels, MD 21663
109 **Zoning:** Map 22, Parcel 320, Lot 1 Zone: RR
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111 **Staff Presentation:**
112 Andrew Nixon presented the staff report for the Short-Term Rental (STR) license
113 application.
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115 **Applicant Presentation:**
116 Lisa Sweetney-Swint
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118 **Public Comments:** None
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120 **Mr. Watts made a motion to approve the STR application for four bedrooms**
121 **located at 23686 Mount Pleasant Landing, Circle, St. Michaels, MD 21663**
122 **with staff conditions and applicant must submit proof of signatures, provided**
123 **by the United States Post Office; Approval based on the following findings**

- 124 1. **The application is complete.**
- 125 2. **No false, inaccurate, incomplete, or incorrect statements were made in**
126 **connection with the application.**
- 127 3. **Applicant complied with all notice requirements.**
- 128 4. **Issuance of the license would not unduly disturb the peace of the**
129 **neighborhood**
- 130 5. **In the Board's discretion, no other substantial reasons exist to support**
131 **denial of the license.**

132 **Motion seconded by Ms. LaRocca. The motion carried.**

133 Vote 5-0
134 FOR: 5- Reichart, Suss, Watts, La Rocca, McQuay
135 AGAINST: 0
136 ABSTAIN: 0
137 ABSENT: 0
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139 d. **Applicant:** Connemara LLC
140 **File No.:** STN-23-36
141 **Agent:** Tidewater Vacation Rentals, Michelle Hoyle
142 **Request:** Short-Term Rental License - primary dwelling
143 **Location:** 4570 Bringman Farm Road, Oxford, MD 21654
144 **Zoning:** Map 53, Parcel 157, Zone: RC

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Staff Presentation:

Andrew Nixon presented the staff report for the Short-Term Rental (STR) license application.

Applicant Presentation:

Maryann Thompson
Chris Murphy
Tidewater Vacation Rentals, Michelle Hoyle

Public Comments:

Susan Eubank and Larry Bowers - submitted letter
William Webb- submitted letter
Bob and Amy Mannon- submitted letter

Mr. Watts made a motion to approve the STR application for five bedrooms located at 4570 Bringman Farm Road, Oxford, MD 21654 with staff conditions; Approval 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. Suss. The motion carried.

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

- e. Applicant:** Michael Martz & Nicholas Hoch
File No.: STN-23-35
Agent: Flaneur, The Vacation Rental Company, Jennifer Brown
Request: Short-Term Rental License - primary dwelling
Location: 21503 Mission Rd, Tilghman MD 21671
Zoning: Map 44A, Parcel 135, Lot 2, Zone: VM

Staff Presentation:

Andrew Nixon presented the staff report for the Short-Term Rental (STR) license application.

Applicant Presentation:

Flaneur, The vacation Rental Company, Jennifer and Emma Brown

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Public Comments: None

Ms. La Rocca made a motion to approve the STR application for four bedrooms located at 21503 Mission Rd, Tilghman MD 21671 with staff conditions; Approval based on the following findings

- 6. The application is complete.**
- 7. No false, inaccurate, incomplete, or incorrect statements were made in connection with the application.**
- 8. Applicant complied with all notice requirements.**
- 9. Issuance of the license would not unduly disturb the peace of the neighborhood**
- 10. 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	5-0
FOR:	5- Reichart, Suss, Watts, La Rocca, McQuay
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- f. Applicant:** Nesw LLC
- File No.:** STN-23-40
- Agent:** Flaneur, The Vacation Rental Company, Jennifer Brown
- Request:** Short-Term Rental License - primary dwelling
- Location:** 21733 Camper Circle, Tilghman MD 21671
- Zoning:** Map 44A, Parcel 01, Lot 89, Zone: VM

Staff Presentation:

Andrew Nixon presented the staff report for the Short-Term Rental (STR) license application.

Applicant Presentation:

Flaneur, The vacation Rental Company, Jennifer and Emma Brown

Public Comments:

Leslie Steen- in person

Mr. Watts made a motion to approve the STR application for two bedrooms located at 21733 Camper Circle, Tilghman MD 21671 with staff conditions; Approval based on the following findings

- 11. The application is complete.**
- 12. No false, inaccurate, incomplete, or incorrect statements were made in connection with the application.**
- 13. Applicant complied with all notice requirements.**

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14. Issuance of the license would not unduly disturb the peace of the neighborhood

15. In the Board's discretion, no other substantial reasons exist to support denial of the license.

Motion seconded by Ms. Suss. The motion carried.

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

In non-testimonial public comment, a community member spoke regarding Connemara LLC application.

6. Other Matters for Discussion –

Ms. LaRocca made a motion to move into closed session to meet with counsel.

Motion seconded by Mr. Watts. The motion carried.

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

Ms. LaRocca made a motion to move into open session to meet with counsel.

Motion seconded by Mr. Watts. The motion carried.

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

Ms. Reichart to meet with Bryce Yelton to review the application process and compliance list.

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

Read and approved by the Board on

10/19/2023



Chairperson Signature