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2 3 4 5 6	THE PARTY		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 2160
7	Attenda	nce:	
8	Commis	sion Members:	15 <u>Staff:</u>
9	Cindy R	eichart, Chairperso	n 16 Rebecca Guay, Esquire
10	Keith W	atts	17 Bryce Yelton, Assistant Planning Officer
11	Michele	La Rocca	18 Andrew Nixon, Planner II
12	Martha S	Suss	19 Jennifer Collins, Administrative Assistant
13 14	David N	1cQuay	20
21 22	1.	Call to Order – Tp.m.	The Chair called the meeting to order on September 21, 2023 at 1:00
23 24 25	2.	Minutes –The min	nutes for the August 10, 2023 meetings were accepted.
26 27	3.	Administrative M	latters
28 29	4.	Old Business - N	one
30 31	5.	New Business	
32	а	. Applicant:	Nathan Hauser
33		File No.:	STN-22-23
34		Agent:	Kathleen Schamel, Skipjack Solutions
35		Request:	Short-Term Rental License - primary dwelling
36		Location:	27942 Woods Rd Easton MD 21601
37		Zoning:	Map 25, Parcel 211 Lot 10, Zone: RR
38		_	
39		Staff Presen	tation:
40		Andrew Nix	on presented the staff report for the Short-Term Rental (STR) license
41		application.	
42			
43			resentation:
44		Nathan Haus	
45		Kathleen Sch	namel, Skipjack Solutions
46			
47		Public Com	
48			ım- submitted letter
49			rf- submitted letter
50		Bill Wirth-	in person
51			

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 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: 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				
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 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. 	90	2. No	false, inaccurate, incomplete, or incorrect statements were made in	
 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. 	91	co	nnection with the application.	
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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. McQuay. The motion carried. 	93	4. Is	suance of the license would not unduly disturb the peace of the	
96 denial of the license. 97 Motion seconded by Mr. McQuay. The motion carried.	94	ne	ighborhood	
97 Motion seconded by Mr. McQuay. The motion carried.	95	5. In	the Board's discretion, no other substantial reasons exist to support	
	96	de	nial of the license.	
· · · · · · · · · · · · · · · · · · ·	97	Motic	on seconded by Mr. McQuay. The motion carried.	
	98	Vote	5-0	

99		FOR:	5- Reichart, Suss, Watts, La Rocca, McQuay
100		AGAINST:	0
101		ABSTAIN:	0
102		ABSENT:	0
103			
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
110		Zoming.	Will 22, Farcor 320, Lot 1 Zone. Ret
111		Staff Present	tation
112			on presented the staff report for the Short-Term Rental (STR) license
113		application.	on presented the start report for the offort-verificental (5 fix) freelise
114		application.	
115		Applicant Pi	recentation.
116		Lisa Sweetne	
117		Lisa Sweenie	y-Swiit
117		Dublia Com	ments: None
119		rubiic Com	ments: None
		Mu Watta w	and a modice to account the CTD and booking for form hadroners
120			nade a motion to approve the STR application for four bedrooms
121			686 Mount Pleasant Landing, Circle, St. Michaels, MD 21663
122			nditions and applicant must submit proof of signatures, provided
123		-	d States Post Office; Approval based on the following findings
124			ication is complete.
125			inaccurate, incomplete, or incorrect statements were made in
126			on with the application.
127			t complied with all notice requirements.
128			of the license would not unduly disturb the peace of the
129		neighbor	
130			oard's discretion, no other substantial reasons exist to support
131			the license.
132			nded by Ms. LaRocca. The motion carried.
133			5-0
134		FOR:	5- Reichart, Suss, Watts, La Rocca, McQuay
135		AGAINST:	0
136		ABSTAIN:	0
137		ABSENT:	0
138			
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

145			
146		Staff Present	ration:
147			on presented the staff report for the Short-Term Rental (STR) license
148		application.	
149		wpp	
150		Applicant Pr	resentation:
151		Maryann Tho	
152		Chris Murphy	•
153			cation Rentals, Michelle Hoyle
154		ridowator vo	isation remais, intendice troyle
155		Public Com	ments:
156			k and Larry Bowers - submitted letter
157			b- submitted letter
158			Mannon- submitted letter
159		Doo una rum	Thuman Judinica letter
160		Mr. Watts m	ade a motion to approve the STR application for five bedrooms
161			70 Bringman Farm Road, Oxford, MD 21654 with staff
162			Approval based on the following findings
163		•	ication is complete.
164			inaccurate, incomplete, or incorrect statements were made in
165		•	on with the application.
166			t complied with all notice requirements.
167			of the license would not unduly disturb the peace of the
168		neighbor	• • • • • • • • • • • • • • • • • • •
169		_	oard's discretion, no other substantial reasons exist to support
170		denial of	the license.
171		Motion secon	nded by Ms. Suss. The motion carried.
172		Vote	5-0
173		FOR:	5- Reichart, Suss, Watts, La Rocca, McQuay
174		AGAINST:	0
175		ABSTAIN:	0
176		ABSENT:	0
177			
178	e.	Applicant:	Michael Martz & Nicholas Hoch
179		File No.:	STN-23-35
180		Agent:	Flaneur, The Vacation Rental Company, Jennifer Brown
181		Request:	Short-Term Rental License - primary dwelling
182		Location:	21503 Mission Rd, Tilghman MD 21671
183		Zoning:	Map 44A, Parcel 135, Lot 2, Zone: VM
184			
185		Staff Present	tation:
186			on presented the staff report for the Short-Term Rental (STR) license
187		application.	
188			
189		Applicant P	
190		Flaneur, The	vacation Rental Company, Jennifer and Emma Brown

191		
192	Public Com	ments: None
193		
194	Ms. La Rocc	a made a motion to approve the STR application for four
195		cated at 21503 Mission Rd, Tilghman MD 21671 with staff
196		Approval based on the following findings
197	-	
		ication is complete.
198		inaccurate, incomplete, or incorrect statements were made in
199		on with the application.
200	= -	t complied with all notice requirements.
201		of the license would not unduly disturb the peace of the
202	neighbor	hood
203	10. In the Bo	pard's discretion, no other substantial reasons exist to support
204	denial of	the license.
205	Motion secon	nded by Mr. Watts. The motion carried.
206	Vote	5-0
207	FOR:	5- Reichart, Suss, Watts, La Rocca, McQuay
208	AGAINST:	0
209	ABSTAIN:	0
210	ABSENT:	0
211	ABSEN1.	V
	£ Amultanus.	Norm LLC
212	f. Applicant:	Nesw LLC
213	File No.:	STN-23-40
214	Agent:	Flaneur, The Vacation Rental Company, Jennifer Brown
215	Request:	Short-Term Rental License - primary dwelling
216	Location:	21733 Camper Circle, Tilghman MD 21671
217	Zoning:	Map 44A, Parcel 01, Lot 89, Zone: VM
218		
219	Staff Present	ation:
220	Andrew Nixo	n presented the staff report for the Short-Term Rental (STR) license
221	application.	
222		
223	Applicant Pr	resentation:
224		vacation Rental Company, Jennifer and Emma Brown
225	- ·····,	T,,
226	Public Comm	nents:
227	Leslie Steen-	
228	Econo Steon	iii potooti
229	Mr. Watte m	ade a motion to approve the STR application for two bedrooms
230		733 Camper Circle, Tilghman MD 21671 with staff conditions;
231		sed on the following findings
232		ication is complete.
233		inaccurate, incomplete, or incorrect statements were made in
234		on with the application.
235	13. Applican	t complied with all notice requirements.

236			of the license would not unduly disturb the peace of the
237		neighbor	
238		15. In the B	oard's discretion, no other substantial reasons exist to support
239		denial of	the license.
240		Motion seco	nded by Ms. Suss. The motion carried.
241		Vote	5-0
242		FOR:	5- Reichart, Suss, Watts, La Rocca, McQuay
243		AGAINST:	0
244		ABSTAIN:	0
245		ABSENT:	0
246			
247		In non-testim	nonial public comment, a community member spoke regarding
248			LLC application.
249			
250	6. (Other Matters f	or Discussion –
251	•	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	VI DIOTESTON
252		Ms. LaRocc	a made a motion to move into closed session to meet with counsel.
253			nded by Mr. Watts. The motion carried.
254		Vote	5-0
255		FOR:	5- Reichart, Suss, Watts, La Rocca, McQuay
256		AGAINST:	0
257		ABSTAIN:	0
258		ABSENT:	0
259		ADDLIVI.	v
260		Ms LaRoce	a made a motion to move into open session to meet with counsel.
261			nded by Mr. Watts. The motion carried.
262		Vote	5-0
263		FOR:	5- Reichart, Suss, Watts, La Rocca, McQuay
264		AGAINST:	0
265		ABSTAIN:	0
266		ABSENT:	0
267		ADOLIVI.	O .
268		Ms Reichar	t to meet with Bryce Yelton to review the application process and
269		compliance	• • • • • • • • • • • • • • • • • • • •
270		compnance	1151.
271	7 Adi	nurnment - The	Chair called the meeting to adjourn.
272	7. Auj	our milent - The	Chair canca the meeting to adjourn.
273	Read	d and annroyed l	by the Board on $\frac{10}{19}$ $\frac{1}{2023}$
274	I\Ca(a and approved i	by the Board on Voltage
275			(Madel Reduction
276			Chairperson Signature
270			Champerson arguature