

**ROCKY HILL PLANNING BOARD**  
**Special Meeting**  
**Minutes of the September 23, 2008 Meeting**

Present: R. Ayrey, C. Cann, L. Goldman, D. Kluchinski, C. Pihokken, G. White, R. Whitlock, E. Zimmerman

Absent: A. Youtz

Also Present: V. Kimson, Kerry A. Philip

**Statement Of Adequate Notice**

Pursuant to the Sunshine Law, a notice of this meeting's date, time, place and agenda was mailed to the news media, posted on the Municipal bulletin board and filed with the Municipal Clerk. The meeting was called to order at 7:30 p.m.

**Chairman's Comments and Correspondence:** C. Pihokken advised Planning Board members that following the courtesy review of the Washington Street sidewalks, the State Historic Preservation Office did a site inspection and modifications are being made to the plan. They requested that the height of the retaining walls be minimized or eliminated if possible. The Planning Board members will have a chance to review the modified plan.

**Open Public Comment Period:** The meeting was then opened to the public, being that no one wished to address the board the public portion of the meeting was closed.

**Applications:**

- a) Rocky Hill Inn - Preservation Plan  
Washington Street; Block 7, Lot 15

Ms. Kimson stated that the Borough Engineer has determined that a variance is required for impervious coverage; the proposed steps on the front porch exceed the maximum coverage permitted. The applicant's public notice did not mention the required variance therefore the notice is deficient and the board does not have jurisdiction on the variance request. The applicant was advised that they can elect to proceed with the discussion regarding the portions of the application unrelated to the variance but a public hearing on the variance request must be rescheduled to another date. She advised that the applicant would have to renote for that meeting.

William Tanner, Engineer for the Board, was sworn in and stated that there are two variances, one is for the impervious coverage (steps and walkway) and the second is for parking. He stated that there are thirty (30) parking spaces in the lot; typically the standard for parking is 1 parking space for every three seats resulting in a maximum seating capacity of 90. He recommended that since there is no requirement for parking spaces in the ordinance, 90 seats in the restaurant should be included in the resolution as the maximum number permitted.

Maria Blomgren, applicant's daughter-in-law, was sworn in and stated that there are 87 seats in the restaurant and tavern including the party room on the second floor. Mr. Tanner stated that the applicant would need to provide a parking plan for the 87 seats. Ms. Blomgren stated that when a party is booked for the party room on the second floor, valet parking services will be

offered. E. Zimmerman asked if the valet parking will occur in the parking lot or the firehouse. He advised that he has concerns because parking is a problem in this part of town. He suggested that the applicant speak with the owner of the Princeton Business Park property located on Crescent to determine if arrangements can be made to lease out parking spaces. R. Whitlock suggested that the applicant inquire about parking on the Trinity Church site. Ms. Kimson stated that Rocky Hill does not have an ordinance requirement for parking so Mr. Tanner's comments are only a recommendation.

V. Kimson, Esq., asked the number of employees. Ms. Blomgren stated that there are two to three servers, one bartender, one busser and three in the kitchen.

The meeting was opened to the public.

Peggy Harris, 66 Crescent Avenue, stated that the previous owner of this business had an arrangement with the owner of the business park to lease spaces within their property.

Being that there were no other comments, the public portion of the meeting was closed.

Bruce Blomgren, applicant, was sworn in and stated that the historic preservation consultant recommended a six inch width of the porch posts and he supports this recommendation. He stated that he agrees with all points in Mr. Calafatti's report. He attempted to get samples of the spindles for the porch railing but was unable to get them in time for the meeting.

Michael Calafati, Historic Preservation Architects, was sworn in and stated that he has a problem with PVC, basically the customer is limited to what is off the shelf but this may not be suited for the look they are trying to achieve. For the brackets, he stated that the details are what is important. Period reproduction is possible with PVC but it could be costly so he recommended wood. Mr. Calafati asked about paint colors for the façade. Mr. Blomgren stated that they decided to retain the brick to comply with the ordinance so they will not be painting the façade. Ms. Blomgren provided a sample of the stone proposed for the porch to the board members.

Ms. Kimson stated that a preservation permit has been granted for the signage and the only remaining issue is preservation review and approval of the porch. The applicant was asked to consider coming back on October 14 with more information. Renoticing to property owners within 200 feet would be required.

Ms. Blomgren stated that the restaurant is scheduled to re-open on October 1st so for now, they will not be coming back before the board. Ms. Kimson recommended that the applicant not withdraw their application until they decide if they desire to renote and apply for the variance relief. The Board could keep the application on file for two months. Board members advised that if the applicant decides to come back with a preservation plan for the exterior improvements, the applicant should provide a sample or the catalog cutsheet of the spindle rail and a full size cross detail of the porch.

Motion was made by R. Whitlock and D. Kluchinski seconded the motion to adjourn the meeting at 9:00 pm. The vote was 8-0 in favor. Motion carried.

The next meeting is scheduled for Tuesday, October 14, 2008.

Respectfully submitted,

Kerry A. Philip  
Secretary