

MINUTES OF WESTBOROUGH DESIGN REVIEW BOARD
September 28, 2016

The Westborough Design Review Board held a regularly scheduled meeting onsite at 22 South Street, Christina's Café and Academy of Dance Expressions at 700 Union Street. Members present for discussion were Debbie Schradieck, Todd Alexander and Cindy DuBose. Members Charlie Diamond, Mike Hally and Dan Martin were absent.

At 8:30 a.m. the Design Review Board met with Mr. Spiro Kelly – Christina's Café at 22 South Street to review his proposed restoration of his restaurant and business office.

Mr. Spiro Kelly stated that he is presenting the updated design. The Hardie Board façade will be (Elise – Navajo Beige #JH30-10) on the upper portion of the building, the backboard for the signs; and (Palomino – Khaki Brown #JH20-30) for the rest of the siding. He has a build-out soffit to house indirect lighting. The second story will have black shutters around the windows. The signs will have a black background and gold lettering. He is going to rehab/paint the 3 existing wooden doors.

Chairman Debbie Schradieck asked is he changing the size of the signs on the building.

Mr. Spiro said he is just taking them down to paint them and then put them back. The only change is the "All Capital Realty" sign will move up to the sign band.

The Design Review Board is fine with the changes.

Mr. Spiro stated that several years ago he came in before Design Review Board and Planning Board when the DPOD district was approved. He was approved for an apartment/office on the second floor with a deck. However when he went to the Fire Department for sign offs it was shot down because he wanted architectural stamp design and control which added to the project another \$12,000. He told the fire department that 7 years ago he rebuilt the building with new sprinklers, everything was done to code.

Chairman Debbie Schradieck motioned to approve Christina's Café as shown on the Plans containing 3 pages and entitled "Exterior Rehab" dated September 02, 2016 for Christina's Café, 22 South Street, Westborough, MA. He will be using the pre-existing sign boards with the "All Capital Realty" sign moved up to the sign band on the building. The motion was seconded by Member Todd Alexander seconded the motion and it was unanimously voted.

There being no further business to discuss, the meeting adjourned at 9:00 a.m.

Respectfully,

Sandy Spinella/Administrative Assistant

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APPROVED:

Debbie Schradieck, Chairman

Cindy DuBose

Dan Martin

Mike Hally

Todd Alexander

Charlie Diamond



TOWN OF WESTBOROUGH MASSACHUSETTS

OFFICE OF THE DESIGN REVIEW BOARD

Telephone: (508) 366-3055

Debbie Schradieck, Chairman

Forbes Municipal Building
45 West Main Street
Westborough, Ma. 01581

September 28, 2016

To: Tin Htway
Zoning Enforcement Officer

From: Jim Robbins, Town Planner

Re: Christina's Café – 22 South Street

The Westborough Design Review Board held a meeting on September 28, 2016 and offers the following recommendation:

Approve Christina's Café renovation as shown on the Plans containing 3 pages and entitled "Exterior Rehab" dated September 02, 2016 for Christina's Café, 22 South Street, Westborough, MA. Mr. Spiro Kelly will be using the pre-existing sign boards with the "All Capital Realty" sign moved up to the sign band on the building.

If you have any questions, please feel free to contact me at: 508-366-3055 Thank you.