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ZONING BOARD OF APPEALS, 70 ALLEN STREET, PITTSFIELD, MA 01201

**PITTSFIELD ZONING BOARD OF APPEALS
MINUTES
CITY HALL, COUNCIL CHAMBERS
WEDNESDAY FEBRUARY 19, 2025, 7:00 PM**

Vice-Chair FitzGerald called the meeting to order at 7:00pm. He informed all attending that their pictures and voices were being recorded.

Roll Call:

Members Present:

John Fitzgerald, Vice-Chair
Esther Anderson
Allyson Holmes
Kathleen DeWitt-Allen (Associate Member)
Cory Evangelisto (Associate Member)

Members Not Present:

Albert Ingegni, III, Chair
Tom Goggins

A quorum was present.

Also Present:

Amber Spring, City of Pittsfield

Acceptance of Minutes, January 15, 2025, meeting

Ms. Holmes made a motion to approve the minutes as presented; it was seconded by Ms. Anderson and was approved unanimously. Voting in favor of the motion were Vice-Chairman John Fitzgerald, Esther Anderson, Allyson Holmes, Kathleen DeWitt-Allen, and Cory Evangelisto.

Public Hearing:

Robert Lincourt

Application #3032

19 Dawes Avenue
Special Permit sections 8.4
Request for Special Permit to re-establish a retail use in a mixed-use residential and commercial building.

The applicant has requested a continuance to the next meeting.

Seeing no further debate or discussion, Ms. Holmes made a motion to continue the item to the next meeting; it was seconded by Ms. Anderson and was approved unanimously. Voting in favor of the motion were Vice-Chairman John Fitzgerald, Esther Anderson, Allyson Holmes, Kathleen DeWitt-Allen, and Cory Evangelisto.

Phoenix Theatres Beacon Cinema

Application #3029

Continued from December 18, 2024 meeting

57 North Street

Sign Exception Article 25 Sections 4.11 and 5.4

Request for sign exception to allow replacement of a non-conforming sign requiring exceptions for more than 5 signs and for greater than 150 square feet of signage.

Vice-Chair Fitzgerald read the staff analysis into the record.

Tearis Reid, Phoenix Theatres came forward to discuss the application. They don't want to add any more square footage. They are refreshing the sign. Blue will last longer in the sun and will be more appealing.

Seeing no further debate or discussion, Ms. Anderson made a motion to approve the requested exceptions from the sign ordinance with the special condition noted below; it was seconded by Ms. Holmes and was approved unanimously. Voting in favor of the motion were Vice-Chairman John Fitzgerald, Esther Anderson, Allyson Holmes, Kathleen DeWitt-Allen, and Cory Evangelisto.

- The applicant would be subject to all other federal, state and local rules and regulations not specifically covered by the granting of an exception.

Poyant Signs – Dunkin

Application #3033

425 East Street

Sign Exception Article 25 Section 4.4

Request for sign exception to allow refacing of an existing pole sign built 8 feet 4 inches from the property line.

Vice-Chair Fitzgerald read the staff analysis into the record.

Bill Gavigan came forward to discuss the application. They are rebranding and refreshing their signage. They recently remodeled this particular store. The current non-conformity sign has probably been there for 20-30 years. Moving the pylon sign back from the property line would place it in the parking lot and take up parking spaces.

Seeing no further debate or discussion, Ms. Holmes made a motion to approve the requested exceptions from the sign ordinance with the special condition noted below; it was seconded by Ms. Anderson and was approved unanimously. Voting in favor of the motion were Vice-Chairman John Fitzgerald, Esther Anderson, Allyson Holmes, Kathleen DeWitt-Allen, and Cory Evangelisto.

- The applicant would be subject to all other federal, state and local rules and regulations not specifically covered by the granting of an exception.

Saxton Signs - Holiday Inn Express

Application #3034

1055 South Street

Sign Exception Article 25 Sections 2, 4.13, and 5.4

Request for sign exception to allow installation of a proposed wall sign.

Vice-Chair FitzGerald read the staff analysis into the record.

James Callahan, Saxton Sign Co came forward to discuss the application. They propose a larger sign for the hotel wall in line with corporate branding. The words are specific to the brand. With the traffic on Rt 7 and the hotel being back off the road, they are seeking an exception from including empty space for that and from including 25% of the second face of the existing pylon sign.

Mr. FitzGerald is concerned that eliminating the blank space could set a precedent for future exceptions.

Ms. Holmes commented she can see the need for the large sign with the speed of traffic in that area and the distance from the road.

Ms. Dewitt-Allen asked if the sign could be configured differently.

Mr. Callahan stated the proposed sign reflects corporate branding.

Seeing no further debate or discussion, Ms. Holmes made a motion to approve the requested exceptions from the sign ordinance; it was seconded by Ms. Anderson and was approved unanimously. Voting in favor of the motion were Vice-Chairman John Fitzgerald, Esther Anderson, Allyson Holmes, Kathleen DeWitt-Allen, and Cory Evangelisto.

- The applicant would be subject to all other federal, state and local rules and regulations not specifically covered by the granting of an exception.

Saxton Signs - Enterprise

Application #3035

526 East Street

Sign Exception Article 25 Section 4.1 and 4.4

Request for sign exception to allow the re-facing of a non-conforming roof sign and pylon sign.

Vice-Chair FitzGerald read the staff analysis into the record.

James Callahan, Saxton Sign Co came forward to discuss the application. The sign was put up about 10 years ago. The building inspector approved it at that time. The location was a car dealership and the sign on the roof was permitted in 1986. Enterprise put their sign on the existing sign. Being non-conforming currently, they are seeking an exception to refresh the roof sign and the non-conforming pylon sign. The pylon was lowered the last time it was refaced but is still non-conforming due to the height and proximity to the front property line.

Seeing no further debate or discussion, Ms. Anderson made a motion to approve the sign with the special condition noted below; it was seconded by Ms. Holmes and was approved unanimously. Voting in favor of the motion were Vice-Chairman John Fitzgerald, Esther Anderson, Allyson Holmes, Kathleen DeWitt-Allen, and Cory Evangelisto.

- The applicant would be subject to all other federal, state and local rules and regulations not specifically covered by the granting of an exception.

New Business:

None.

Old Business:

None.

Adjourn

Ms. Anderson made a motion to adjourn at 7:30pm; it was seconded by Ms. Holmes and was approved unanimously.

Submitted by Ted Kozlowski, Staff