

**Correspondence received by the  
Concord Select Board  
Week Ending – November 3, 2025**

1. Beth Brownlow, 29 Concord Greene
2. Jean and Alexander Easterday, 48 Maple St.
3. Carol Gordon, 6 Concord Greene
4. Elizabeth Spaulding, 22 Concord Greene

Please Note: The Select Board Correspondence policy has been updated as of January 27, 2025. The letters posted here reflect the views and opinions of the author as recorded in the body of their email. Neither the Select Board nor Town staff have verified or reviewed the contents. The Select Board and the Town do not necessarily agree, condone, support or advocate the ideas expressed in these letters and have not verified any factual statements made in the letters.

RE: Tax Exemption

To the Concord Select Board,

I raised my three children here in Concord as a working single parent. My children made friends here with all kinds of families, some like ours. Times change, and I fear that Concord is becoming a town for the wealthy.

I now live at Concord Greene where many of us live on fixed incomes.

Please think about those of us who live on modest real estate and love our town.

Thank you,  
Beth Brownlow  
29 Concord Greene

**To:** Concord Recreation Commission (Phil Griffith, Chair, Pete Funkhouser, Matt Boger, Daniel Rodriguez, Laura Stearns)

**From:** Jean and Alexander Easterday (48 Maple St, Concord, MA 01742)

**Date:** October 28, 2025

**Subject:** Rideout Playground Tennis Court Resurfacing & Dedicated Pickleball Proposal

## Dear Members of the Recreation Commission,

As 30-year abutters of Rideout Playground, we appreciate the Commission's continued commitment to maintaining and improving this valued West Concord community resource.

We recently learned of the proposal to convert Rideout's existing tennis courts into a dedicated eight-court pickleball facility. While the resurfacing project itself is welcome, we are deeply concerned that this conversion appears to be advancing without a comprehensive town-wide study or sufficient evaluation of potential neighborhood impacts such as noise, parking, lighting, and overall recreational balance.

## Key Concerns

### 1. Lack of Comprehensive Planning

When asked, the Concord Recreation Commission confirmed that no Concord-wide review of court locations or suitability for pickleball has been conducted as part of the current repaving effort. A shift of this scale in facility use warrants careful study, transparent public engagement, and alignment with existing planning guidance.

The *June 2024 Concord Recreation Facilities Strategic Plan* recommends:

- Adding at least six (6) dedicated outdoor pickleball courts to the current inventory, preferably **separate from Rideout Park**; and
- Constructing those courts on existing Town-owned land such as the Peabody School fields, where parking is readily available.

Other sites previously identified for potential dedicated pickleball facilities include the **MCI Prison property** and **Emerson Park** (currently offers five dedicated tennis courts and is located less than one mile from **Concord-Carlisle High School**, which has an additional six courts).

### 2. Noise Impacts

Eight active pickleball courts can generate sound levels exceeding 70 dB within 100 feet—significantly above typical residential background noise. Nearby towns such as Hingham, Wellesley, and Manchester-by-the-Sea require setbacks of 400–800 feet and the installation of sound-mitigating barriers for comparable facilities.

Acoustical consultants in Massachusetts generally recommend at least 500–800 feet of separation from the nearest residential property line, along with sound-attenuating fencing (10 feet high with absorptive surfaces) and vegetated berms. **The current design and cost estimates**

**for the Rideout project do not include any sound mitigation measures.** Given the playground's close proximity to homes (courts are within 40-60 feet of residences), this omission is a serious concern that warrants professional noise analysis and mitigation planning prior to any approval.

### **3. Parking and Traffic**

Rideout already experiences parking shortages during athletic events. A fully active eight-court pickleball complex could more than double current player volume and exacerbate congestion on nearby residential streets.

### **4. Lighting and Hours of Use**

Plans reportedly include a conduit for potential future lighting, which would extend pickleball play—and associated noise—into late evening hours. This would alter the playground's current character and set a precedent for lighting installations at other neighborhood playgrounds.

### **5. Equity and Accessibility**

Rideout Playground's current mixed-use courts serve both tennis and pickleball players, including many who walk from surrounding neighborhoods. Converting the courts exclusively to pickleball would eliminate that balance and could disproportionately benefit non-resident users drawn by free, dedicated courts.

## **Request**

It would be premature and counterproductive to make a permanent change to the multiuse character of Rideout Playground without a comprehensive assessment of town-wide recreation needs and site suitability. Moreover, proceeding in this manner appears inconsistent with the Recreation Commission's own strategic plan recommendations published in June of 2024.

We respectfully request that the Commission **pause any decision** to dedicate Rideout Playground exclusively to pickleball until:

- A town-wide recreation and sound-impact study is completed;
- Alternative analysis of other sites is compared for feasibility and tradeoffs; and
- The community has a full opportunity for public input and discussion.

We fully support resurfacing the existing courts and exploring expanded recreational opportunities. However, decisions of this magnitude should reflect careful planning, neighborhood compatibility, and Concord's long tradition of thoughtful, collaborative problem-solving.

**Thank you for your consideration.**

Sincerely,

**Jean and Alexander Easterday**

CC:

- Leigh Jackson, Recreation Director
- Rideout Playground Subcommittee

*Waiting on list from Recreation Department will ask Recreation director to forward*

- Elizabeth Hughes, Town Planner
- Concord Planning Board
  - Rob Almeida, Chair
  - Abby Flanagan, Vice Chair
  - Andrew Boardman
  - Sue Felshin
  - Greg Dorothy
  - Pat Nelson
  - Alan Bogosian
- West Concord Advisory Committee
  - Anna Feldweg, Chair
  - John Cooley
  - Barbara Morse
  - Nicole Hammond
  - Lynda Ferrari
  - Allison Alley
  - Lindsay Wolff
- Concord Board of Selectman
  - Mark Howell, Chair
  - Wendy Rovelli
  - Paul Boehm
  - Mary Hartman
  - Cameron McKennitt
- Town Manager, Kerry Lafleur

I'm a resident at Concord Greene. I've lived here for 20 years. I'm 71 years old and on a fixed income.

Recently, the residential tax exemption has been a great help to me. I respectfully ask you to approve the RTE extension.

Thank you, Carol Gordon

The RTE for Concord Greene gives some income diversity to the town of Concord without adding strain to the school system.

Elizabeth Spaulding

22 Concord Greene