

Dear Councilor Stacey Brown,

6/25/2025

My wife Megan Ryder and I (Brendan Ryder) are reaching out to apprise you of a parking issue in Ward 5 that has been problematic for some time and has progressively gotten worse. More specifically, we are referring to the business at 300 Pleasant St. known as "The Birches at Concord" which is an assisted-living facility owned by the parent company "Benchmark Senior Living" out of Massachusetts.

The issue at hand involves the inadequate parking at the business which has resulted in the staff utilizing Pleasant St. as regular, everyday parking. Most days...if not all...the street and sidewalk in front of our home at 307 Pleasant St. is utilized for parking. This often results in vehicles being partially parked on the sidewalk and along our frontage in ways that occlude our line of sight as my wife, our two sons, and I try to safely pull out of our driveway.

Additionally, the frequently parked cars have eradicated a swath of lawn I used to maintain between the roadway and the sidewalk. Now all that exists is a gravel and often muddy corridor that not only looks unappealing but has resulted in the erosion of the sidewalk and our yard.

My wife and I have also witnessed the impact on cyclists as the parked cars often force cyclists out into the primary lane of traffic as the shoulder is blocked. We have also witnessed emergency vehicles being delayed as it is difficult for vehicles traveling in the roadway to pull to the side when emergency vehicles approach.

Through the years we have approached The Birches and alerted them to our concerns, but their responses have been tepid at best and we have been told they have no other options when it comes to parking. Though I am not trained in landscape design or site management, I do believe that a cursory look at the current parking lot at The Birches indicates that they could reconfigure the lot to accommodate more vehicles. I also think it's inappropriate for The Birches to utilize city streets as regular staff parking...especially when it creates hardships and safety hazards.

I would note that Pleasant St. is designated as "No Parking" on both sides from 281 Pleasant St. all the way east to Merrimack St. where lined and metered parking begins. I suspect that years ago the signage was put in place to address issues like those described above. It now appears that the on-street parking issue has extended westerly, and I would argue that the parking restrictions should be extended from 281 Pleasant St. to Pleasant Street's terminus at St. Paul's School.

Finally, I would add that years ago amid a resurfacing project of Pleasant St. the city offered us the option to have granite curbing installed along the roadway. This curbing would by default have made roadside parking impossible. The offer at the time was that the city would cover the installation if we paid for the material cost of the granite. At the time, that was not feasible for us. Our neighbors at 297 Pleasant were able to take advantage of that offer and as such, the granite curbing terminates at our respective property boundaries. If one were to look around the city one would see that many residents take pride in maintaining the swath of land that exists between the sidewalk and the granite curbs. My wife and I would be happy to do the same if we could...unfortunately we were unable to afford the granite when it was offered. This naturally begs the question, what would The Birches be doing currently if we had been able to have the granite curbing installed and that there was no space for their staff to park along the road?

Included in this communication are some images that show how the daily parking situation presents. I would note that the final two images depict our occluded view of traffic as we try to pull out from our driveway.

Thank you for your time and consideration regarding this matter.

Respectfully Submitted,

Megan and Brendan Ryder





Above is looking west and below is looking east from our driveway as one tries to pull out.

