



July 17, 2025

Michael Canales, Town Administrator
Town of Stockbridge
50 Main Street
PO Box 417
Stockbridge, MA 01262

Dear Michael,

This letter follows up on my earlier correspondence and the discussion at the Selectboard meeting on June 26, 2024. As you know, the Pine Street Park is currently leased by the Town under a 99-year lease agreement dated May 1, 1970. That agreement assigns the responsibility for maintaining the park and its courts to the Town.

Unfortunately, the property has fallen into disrepair, and the cost to restore the courts to good condition as required under our lease would be, according to your estimates, quite significant. In addition, the current condition of the property raises safety and potential liability concerns.

We understand that you have elicited public input into possible future uses of the property. Given the cost of the Town's restoring the courts in the manner required under the lease, and given the proximity of other courts available to Town residents, the Center respectfully recommends that the parties agree to formally terminate the lease.

At the last Selectboard meeting, you mentioned that using Town DPW employees/equipment, it would cost the Town approximately \$10,000 to return the premises in good order and condition (i.e., with court equipment removed and land graded and reseeded). To assist with that cost, the Center would be willing to make a payment in lieu of taxes (PILOT) of \$16,000 now, \$10,000 of which could be used to offset that cost.

While I understand other possible uses for the property are being floated by the Town, please understand that the Center is also considering alternative uses for the property should the Town elect not to restore and maintain the courts as required under the terms of our lease. However the Center's plans evolve, the first step here is either for the Town to elect to restore and maintain the courts or termination of the lease.

Thank you for your attention to this matter and for the Town's longstanding partnership. We look forward to working together to bring this issue to a thoughtful and constructive resolution.

Sincerely,

Chauncey Collins
COO/CFO

From: Fletcher, Katherine
Sent: Tuesday, July 15, 2025 12:07 AM
To: Select Board
Subject: Re: Input on Pine Street Austen Riggs Parcel

PS - In thinking about this space, I did not want to increase the parking along Pine Street beyond the current simple pull-off for one or two cars. I see this space as oriented to downtown foot traffic, workers, and Austen Riggs.

Kate

From: Fletcher, Katherine <kfletcher@stockbridge-ma.gov>
Sent: Tuesday, July 15, 2025 12:03 AM
To: Select Board <SelectBoard@stockbridge-ma.gov>
Subject: Input on Pine Street Austen Riggs Parcel

Dear Jamie, Chuck,

I imagine the Austen Riggs space as a green space planted with pin oaks, tall deciduous shade trees for a green space where people might escape the sun in warmer months and enjoy its warmth in the wintertime, visit on benches over coffee, have lunch, read, or relax on a break from work. I also imagine a ping pong table in sand, maybe a badminton net too (also in sand) if there is room. It's so relaxing and fun to play either game in bare feet in the sand. I'm not sure about chess because my inclination is to avoid the concrete tables and grey infrastructure that seems to go with outdoor chess tables (as at Harvard Square in Cambridge). Cafe tables and chairs that can be moved around, into the shade or sun, on a crushed limestone surface would work. People can bring their chess boards easily enough.

Thank you for asking and for your consideration,

Kate Fletcher

From: Dick Lasner <richardlasner@gmail.com>
Sent: Tuesday, July 15, 2025 6:43 AM
To: Select Board
Subject: Pine St. option

Please consider installing 2 pickleball courts on one of the Pine St. tennis courts. Pickleball is the fastest growing sport in America.

From: Linda Russell <lindabox594@gmail.com>
Sent: Tuesday, July 15, 2025 7:40 AM
To: Select Board
Subject: Pine Street Tennis and Basketball Courts

To the Stockbridge Select Board:

I think Stockbridge should replace the Pine Street tennis and basketball courts with pickleball courts. The tennis courts near the Town Hall are lined for pickleball, but the nets are "tennis height" and not "pickleball height". Therefore, the tennis courts near Town Hall are not satisfactory for pickleball.

Thank you for your consideration,

Linda B Russell

2 Maple Lane

Stockbridge, MA 01262

From: dawn lane <dsl5958@gmail.com>
Sent: Tuesday, July 15, 2025 9:10 AM
To: Select Board
Subject: Re: Pine Street Courts

oops Town Hall courts do NOT have a hitting wall!

On Tue, Jul 15, 2025 at 9:08 AM dawn lane <dsl5958@gmail.com> wrote:

Thanks for the opportunity to share some thoughts about the future of the Pine St. courts.

Two years ago the fencing and posts at the Pine Street courts were replaced and updated. If the Town paid for that, it seems a waste of funds to not complete the project? I have played tennis at this court (which has a hitting wall, Town Hall courts do) and will share there were many times the Town Hall courts were in use and I was able to play at the other.

At the moment the Town Hall courts are serving pickleball and tennis players. I know that we approved funds for pickleball courts to be built in the former baseball field but in the meantime, the shared use of just two courts limits availability, especially when you consider that there is no enforcement of Stockbridge residents having first dibs on using the courts (as the signage reads). I am all for everyone having an opportunity to use the courts, but would appreciate a system that provides priority to Stockbridge residents.

The French Park courts in Egremont have a sign up system that works very well. They have mounted a weather proof case to the fence at the entrance to each court (Pickleball and Tennis). Inside is a clipboard (and pen) to sign up for a court prior to play. If you don't sign up, you take your chances and might be asked to acquiesce to someone who did sign up.

I will try to attend the mtg on the 24th but wanted to share these thoughts prior.

Thanks for the time and energy you share to serve our Town!

Best,
Dawn Lane
49 Main Street
Stockbridge, MA
413-854-7295

From: gary pitney <gmpitney@hotmail.com>
Sent: Tuesday, July 15, 2025 7:57 AM
To: Select Board
Subject: Pine Street Courts

I would suggest Pickleball Courts to replace the existing and deteriorating Tennis Courts.

Gary Pitney
37 Church Street
Sent from my iPhone

From: bliptzin@aol.com
Sent: Tuesday, July 15, 2025 11:33 AM
To: Select Board
Subject: Pine Street Tennis Courts

You asked for feedback on what to do with the Pine Street tennis and basketball courts. As a Stockbridge homeowner since 1998 I've played tennis at both the Pine Street courts and those at the Town Offices. It would be helpful to know how long the wait has been for the Town Office courts with the others closed. I personally have not had to wait long this summer. Lenox has more and nicer courts along with pickleball courts (which seem more heavily used). I'd be OK with giving the land back to Riggs if they have some use for it.

Ben Liptzin
6 Emerson Lane

[Sent from the all new AOL app for iOS](#)

From: Nancy Gilbert <nancypgilbert@gmail.com>
Sent: Tuesday, July 15, 2025 10:19 AM
To: Select Board
Subject: Pine Street Tennis and Basketball Courts

Dear Select Board Members,

Given the fact that the town already has very nice tennis and basketball courts next to Town Hall, it seems pointless to restore the Pine Street courts. And since there is little shade on those courts, creating a passive park doesn't seem like a sensible option, either. Would it be possible to create a community garden with raised beds there? Without other viable options, we think the property should be returned to Austen Riggs, understanding that any option comes with a cost.

With regards and thanks for your service to the town,

Nancy and Ken Gilbert
29 Beachwood Dr
(year-round residents)

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Nancy Gilbert
nancypgilbert@gmail.com

From: Scott Lambert <lambertcsl@gmail.com>
Sent: Tuesday, July 15, 2025 3:14 PM
To: Select Board
Subject: Pine Street Courts

Dear Select Board Members,

I am writing to express my opinion on the future of the Pine Street Courts.

First choice: Demolish the courts and return the land to Austen Riggs.

Rationale:

- a. Per the July 14, 2025 article in the Berkshire Edge, the Town has not complied with the maintenance requirements in the lease. If the site wasn't deemed worthy of adequate maintenance, it hardly seems worthwhile to expend upwards of \$500,000 to fully restore both courts.
- b. Given the very adequate recreational resources nearby (per the Berkshire Edge article), the "return on investment" seems quite low for the Pine Street Courts.
- c. Parking at the site is quite limited. While I have seen people using the tennis and basketball courts (although I travel the road infrequently), it isn't clear what the utilization rate is for the courts as they exist now.

Second choice: Explore other creative alternatives for the site.

Rationale: While the parking constraints at the site may limit any proposed alternative use, it might be worthwhile to examine new ideas to best meet the needs of Stockbridge residents. It would be helpful to know if the Austen Riggs Center has plans for the site upon expiration of the lease (granted, 45 years is a long ways off, but their plans might have an impact on the Town's analysis of alternative uses).

Thank you for the opportunity to share feedback on the future of the Pine Street Courts.

Very respectfully,
Scott

Charles Scott Lambert
1b West Dale RD
PO Box 1144
Stockbridge, MA 01262
phone: 413-276-8732

From: LISA THORNE <lthorne3@verizon.net>
Sent: Thursday, July 17, 2025 10:15 AM
To: Select Board
Subject: RE: tennis courts on Pine St

If you'd like input on the courts, here's my brief take:

There's one great (if not unique) feature to the Pine St Courts, which is that it has a partial court and backwall for tennis players.

This I have personally used countless times over the years, and is ideal for practice and workout purposes, especially when one hasn't someone to play with, or can't schedule a time to meet.

In fact, it's the way I "played" tennis the most. Others took advantage of it too.

If the courts are taken out for reasons practical and financial, it would be nice to add this feature to the existing courts on Main St, if possible.

Lisa Thorne
4C Devon Rd
Stockbridge

From: Barbara Snyder <bksnyder420@gmail.com>
Sent: Tuesday, July 15, 2025 12:49 PM
To: Select Board
Subject: Pine St courts

Hello,

I would not spend town money on resurfacing or otherwise enhancing these courts. I would be in favor of some sort of park with benches.

Barbara Snyder
14 Castle Hill Rd
Stockbridge

From: Anne Legene <alegene@simons-rock.edu>
Sent: Tuesday, July 15, 2025 9:36 AM
To: Select Board
Subject: Pine street courts

How about demolishing the courts and creating a community vegetable and flower garden?

Anne Legêne, Great Barrington

From: J. Martin Salvadore <martysalvadore@gmail.com>
Sent: Saturday, July 19, 2025 8:36 AM
To: Select Board
Subject: Pine Street Tennis Courts

The town has ample tennis courts for it's residents. I feel the town should return the use I f this property to Austin Riggs.
Marty Salvadore

Joseph Tonetti
10 Main Street
Stockbridge, MA 01262

July 21, 2025

To the Members of the Select Board
Stockbridge Town Offices
Stockbridge, MA

Dear Members of the Select Board,

I am writing to express my strong support for the preservation and restoration of the Pine Street tennis courts. I respectfully urge the Board to consider renovating the courts with a proper foundation to ensure their usability for the remaining 44 years of the lease. The existing foundation, likely set in the mid-1970s, is now over 50 years old and showing signs of significant wear. A thoughtful investment in renovation would provide exceptional long-term value.

Stockbridge has long taken pride in its commitment to preserving the beauty and character of our town through investments in its monuments, gardens, and historic architecture. That tradition is important, but equally important is our investment in spaces that support the vitality, health, and well-being of our living community. The Pine Street courts offer exactly that kind of return.

It's important to note that the current underuse of the Pine Street courts is not due to lack of interest, but rather to their unsafe condition. Cracked and uneven surfaces make play hazardous. This is a maintenance issue, not a demand issue, and the drop in use reflects the town's disinvestment, not the community's disinterest.

Financially, the opportunity is clear. With no tax burden on the leased land and 44 years remaining on the lease, restoring these courts now ensures decades of community benefit at a relatively modest cost when amortized over time. Compared to other recent town projects, this is a high-impact, fiscally responsible investment.

At the same time, we recognize the growing demand for pickleball facilities. A smart solution would be to restore Pine Street as dedicated tennis courts and designate the Town Park courts for pickleball. This division of use, already successful in towns like Lenox, reduces conflict, maximizes use, and allows each sport to grow.

From a planning and noise perspective, pickleball is far better suited to the Town Park, which already has restrooms, playgrounds, and a future performance area. Pine Street is a quiet residential area where tennis, already part of the soundscape, is a far more compatible fit.

Relying on the courts at Monument Mountain Regional High School as an alternative is not realistic. Those courts are in disrepair, shared by students and the Berkshire Hills Tennis Association and located outside the town center. Encouraging residents and visitors to go

elsewhere weakens our effort to keep people engaged with Stockbridge businesses and gathering places.

Walking away from a long-term lease with 44 years remaining would be deeply short-sighted. The town made a commitment, not just to Austen Riggs, but to its own residents, to maintain this space for active use. Abandoning that responsibility sends the wrong message.

As for alternative ideas, such as installing concrete chess tables or a passive park could be appropriate enhancements to the Town Park, where they would complement existing and planned amenities. But what residents and visitors need most are well-maintained, accessible places to move, gather, and connect. Tennis and pickleball provide those benefits powerfully and simply. Numerous studies show that people who play racquet sports live longer, healthier lives—physically, mentally, and socially.

This is a chance for Stockbridge to honor its past commitments while investing in a healthier, more vibrant future. I hope the Board will choose to restore the Pine Street courts and retain this valuable community asset.

Sincerely,

Joseph Tonetti
10 Main Street
Stockbridge, MA

Building Department

Inspection/Permit	Current Fee	Proposed Fee
Residential	\$35 - up to \$10k Construction Cost \$7/per \$1k Construction Cost after that	\$60 - up to \$5k Construction Cost \$5/per \$1k in Construction Cost after that
Commercial	\$35 - up to \$10k Construction Cost \$7/per \$1k Construction Cost after that	\$60 - up to \$5k Construction Cost \$7/per \$1k in Construction Cost after that
Sheet Metal	\$35 minimum \$7/\$1k Construction Cost after that	\$50 - Construction Costs would be included in Building Permit costs
Sign - Permanent	\$35	\$75/\$200 (under/over \$750 cost to
Sign - Temporary	Free	\$35
Tent	\$25.00	\$50.00
Trench	\$30.00	\$45.00
Solid Fuel	\$35.00	\$60.00
CO (Residential)	\$35.00	\$80.00
CO (Commercial)	\$35.00	\$100.00
Certificate of Inspection (CofI)	\$80.00	\$150 *All annual inspections and inspections for Liquor Licenses
Home Occupancy	N/A	\$35.00
Zoning Verification	N/A	\$25.00
Wiring	\$60.00	\$75.00
Plumbing/Gas	\$60.00	\$75.00
Swimming Pool (above ground)	\$50.00	\$60.00
Swimming Pool (in ground)	\$100.00	\$60 - up to \$5k Construction Cost \$5/per \$1k in Construction Cost after that
Demo - remove entire building w/o replacment	\$35/\$75 (under/over 400SF)	\$60 - 400 square feet or less \$100 - greater than 400 square feet
Selective Demo - this allows for Exploratory and/or Preperatory Demo to rebuild/remodel later under new permit	N/A	\$100.00
Plan Examination/Review Fee	N/A	\$300 (for larger commerical permits)
Filing Fee- admin fee applied to all Residential and Commercial Building, CO, Sign, Solid Fuel, Pool and Demo Permits	N/A	\$20.00
Working without a permit (applied if work is started prior to permit application. Issuance at the discretion of the inspector		Applicable permit fee(s) doubled

See attached sheet

35

N/A

N/A

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60/insp
Lack

Same as residential

75

Same as residential

wood stove inspect & certif \$55
(solid fuel)

* Mechanical - \$5 / 1000 with \$55 minimum

Residential and commercial and pools and selective demo

Up to \$6000.00 - \$60.00

\$6,000.00 - \$150,000.00 - \$60.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof over \$6,000.00

\$150,001.00 - \$250,000.00 \$755.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof over \$150,000.00

\$250,001.00 - \$450,000.00 \$1,355.00 plus \$7.50 for each additional \$1,000.00 or fraction thereof over \$250,000.00

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Over \$600,000.00 - \$4,055.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof over \$600,000.00

Use Group - Fee Schedule (Includes \$50.00 Fire) annual inspections – alcohol license - \$100

A-1 Assembly Theatres (> 400 Capacity \$250.00, < 400 Capacity \$150.00)

A-2 Assembly Restaurants, Nightclubs or Similar Use (> 400 Capacity \$250.00, < 400 Capacity \$150.00)

A-3 Lecture Halls, Churches and places of religious Worship, recreational centers, Terminals (> 400 Capacity \$100.00, < 400 Capacity \$65.00)

A-4 Low density Recreation (Outdoor Arena, Bleachers) \$100.00

Educational, Day Care (Private > 400 Capacity - \$250.00 Public < 400 Capacity - \$75.00)

I-1 Group Home, I-2 Group Home, I-3, I-4 (Private > 400 Capacity \$250.00, Public < 400 Capacity \$100.00)

R-2 Multi-Family \$200.00

R-1 Residential Hotel Motel, Dormitory, Lodging, Detoxification, Boarding Etc. (> 50 Capacity \$200.00, < 50 Capacity \$150.00)

Residential Special Occupancy \$100.00

R-2 Summer Camps \$150.00

R-4 Residential Care/Assisted Living \$100.00

Certificate of Occupancy \$35.00

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attached
sheets

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2nd attached sheet

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