



## CITY of MALDEN PLANNING BOARD

Minutes of Special Meeting

Meeting Date: September 27, 2023

Meeting Location: Malden City Hall, Herbert L. Jackson City Council Chamber, 215 Pleasant Street, Malden, MA

I. **Call to Order.** Chairman Charles Ioven called the meeting to order at 7:00 p.m. Ioven announced that under the provisions of the Open Meeting Law, attendees are informed that this meeting may be recorded by Urban Media Arts, formerly known as Malden Access Television, and that he has not been notified that any other video or audio recording of this meeting will occur.

II. **Roll Call.** Ioven chaired the meeting and took a roll call.

*Planning Board Members in attendance:*

Antonucci, Ken

Chuha, Diane

Gebreselassie, Tewedaj

Gray, Resa

Hayes, Patrick

Henry, Eric

Stone, Stephanie

Soucy, Henri

Verma, Vikas, Ronnie Raj

Ioven, Charles, Chair

*Planning Members absent:* MacCuish, Eric.

*Planning Staff in attendance:* Michelle Romero, City Planner.

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## III. PUBLIC MEETINGS

### A. **Subdivision Control/M.G.L. c. 41, §81S and Rules & Regulations of Malden Planning Board Governing Subdivision of Land.**

1. **0 State Highway** (Parcel ID # 185 575 506) Permit Application # CMID 061332-2023/Application for Tentative Approval of Preliminary Plan and request for Waivers of Submission Requirements, Section IV.C.2, Section IV.C.2.e & Section IV.C.2.h, and Design Standards, Section V.C.3/To subdivide 14.36 acres to create five new lots/parcels.

The notice of public meeting was read into the record by Chuha.

Petitioner submitted the following documentation and information:

1. "Preliminary Subdivision Plan of Land in Malden, MA, The Highlands at Overlook, Lots 13A, 13B, 14A & 14B, Overlook Ridge Drive, Malden, Massachusetts, 02148," dated August 9, 2023 (stamped August 17, 2023), prepared by Katherine Cruz, Professional Engineer and Wayne C. Jalbert, Professional Land Surveyor, Hancock Associates, 185 Centre Street, Danvers, MA.
2. Correspondence dated August 18, 2023 from Katherine Cruz, Professional Engineer, Hancock Associates, 185 Centre Street, Danvers, MA, re: request for waivers.
3. Email dated September 27, 2023 from Gregory S. Sampson, Attorney, Sullivan & Worcester LLP, Boston, MA.

The proposal is to subdivide 14.36 acres of undeveloped land to create five new lots: Lot 13A (2.7 acres), Lot 14A (2.4 acres), and unnumbered lot, "Remaining Land of Overlook Ridge, LLC" (4.1 acres), all with frontage on Overlook Ridge Drive; and Lot 13B (2.6 acres) and Lot 14B (2.5 acres), both with no frontage.

The Board reviewed the Application, Plan and request for Waivers.

The Board received and reviewed the following documentation and information at the meeting:

1. Planning Report & Recommendation dated September 27, 2023.
2. Planning Board decision re: Definitive Plan of Subdivision to extend Overlook Ridge Drive and layout plan endorsed March 12, 2014

Decision: The Planning Board decided the following:

- A. To grant the requested waiver of Section IV.C.2, Submission Requirements, re: scale of plans.
- B. To deny the requested waiver of Section IV.C.2.e, Submission Requirements, re: drainage system.
- C. To deny the requested waiver of Section IV.C.2.h, Submission Requirement, re: topography.
- D. To deny the requested waiver of Section V.C.3, Design Standards for Lots and Blocks, regarding frontage requirements.
- E. To deny the Application for Tentative Approval of the Preliminary Plan for failure to comply with the following *Rules and Regulations of the Malden Planning Board Governing the Subdivision of Land*:
  - 1) Section IV.C.2.e. Submission Requirements. The plan does not show the proposed system of drainage, including adjacent existing natural waterways, in a general manner.
  - 2) Section IV.C.2.h. Submission Requirements. The plan does not show the topography of the land in a general manner.
  - 3) Section V.C.3. Design Standards for Lots and Blocks. The plan proposes two lots with no frontage.

The decision is contained in correspondence to City Clerk from Romero dated September 28, 2023 (attached).

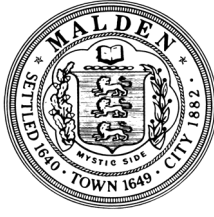
Record of Votes: On the motion by Antonucci, seconded by Soucy, to grant the waiver of Filing Requirements re: scale of plan; to deny the waiver of Filing Requirements re: drainage system; to deny the waiver of Filing Requirements re: topography; to deny the waiver of Design Standards re: frontage; and to deny the Application, the vote was nine in favor, none opposed, and the motion passed (9-0).

	Yes	No	Absent	Recused	Abstained/Not Voting
ANTONUCCI	X				
CHUHA	X				
GEBRESELASSIE	X				
GRAY	X				
HAYES	X				
HENRY	X				
MacCUIISH			X		
SOUCY	X				
STONE					X
VERMA	X				
IOVEN Chair	X				

V. Next meeting: Regular meeting – October 11, 2023

VI. **Adjournment:** 7:32 p.m. (On the motion by Chuha, seconded by Antonucci, all voted in favor and the motion passed).

*Approved: Charles Ioven, Chair*



# City of Malden

## Massachusetts

INSPECTIONAL SERVICES  
215 Pleasant Street, Room 330  
Malden, Massachusetts 02148  
(781) 397-7000 ext. 2044

September 28, 2023

Carol Ann Desiderio, City Clerk  
215 Pleasant Street  
Malden, MA 02148

**RE: Application for Tentative Approval of Preliminary Plan of Subdivision  
Filed August 22, 2023/Permit Application # CMID-061332-2023  
0 State Highway (Assessor's Parcel ID# 185 575 506)/Overlook Ridge Drive  
"PRELIMINARY SUBDIVISION PLAN OF LAND IN MALDEN, MA  
THE HIGHLANDS AT OVERLOOK, Lots 13A, 13B, 14A & 14B, Overlook Ridge Drive, Malden,  
Massachusetts, 02148," dated August 9, 2023 (signed/stamped August 17, 2023)  
Owner: Overlook Ridge LLC, 210 Hudson Street, Jersey City, NJ  
Applicants: Veris Residential, 210 Hudson Street, Jersey City, NJ and  
Winn Companies LLC, One Washington Mall, Boston, MA  
Prepared by Katherine Cruz, PE and Wayne C. Jalbert, PLS, Hancock Associates, Danvers, MA**

Dear Ms. Desiderio:

At a public meeting on September 27, 2023, the Planning Board reviewed the above-referenced Application and Plan, and a majority of the Board, namely, all nine members present, decided the following:

1. To grant the requested waiver of Section IV.C.2, Submission Requirements, re: scale of plans.
2. To deny the requested waiver of Section IV.C.2.e, Submission Requirements, re: drainage system.
3. To deny the requested waiver of Section IV.C.2.h, Submission Requirement, re: topography.
4. To deny the requested waiver of Section V.C.3, Design Standards for Lots and Blocks, regarding frontage requirements.
5. To deny the Application and disapprove the Plan for failure to comply with the following *Rules and Regulations of the Malden Planning Board Governing the Subdivision of Land*:
  - a) Section IV.C.2.e. Submission Requirements. The plan does not show the proposed system of drainage, including adjacent existing natural waterways, in a general manner.
  - b) Section IV.C.2.h. Submission Requirements. The plan does not show the topography of the land in a general manner.
  - c) Section V.C.3. Design Standards for Lots and Blocks. The plan proposes two lots with no frontage.

Please do not hesitate to contact me with any questions. Thank you.

Sincerely,

Michelle A. Romero  
City Planner

CC: Overlook Ridge LLC, via certified mail (7002 0860 0004 4975 0246)  
Gregory S. Sampson, Esq., Sullivan & Worcester, LLP  
Alicia McNeil, City Solicitor  
Nelson Miller, Building Commissioner  
Chris Webb, Board of Health