



City of Malden

Massachusetts

PERMITS, INSPECTIONS & PLANNING SERVICES
110 Pleasant Street, 2nd Floor
Malden, Massachusetts 02148
(781) 397-7000 ext. 2030

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CITY CLERK'S OFFICE
MALDEN, MASS.

September 18, 2017

Thomas E. Brennan, City Clerk
110 Pleasant Street
Malden, MA 02148

**RE: Application for Tentative Approval of Preliminary Plan of Subdivision
Filed August 17, 2017
100 Hospital Road, Malden, MA (Assessor's PID # 025-104-401)
"PRELIMINARY SUBDIVISION PLAN Residences at Hospital Road - West
Malden, MA," Dated August 9, 2017, Signed/stamped August 15, 2017
Owner and Applicant: Hallmark Health System, Inc., Medford, MA
Prepared by Nitsch Engineering, 2 Center Plaza, Suite 430, Boston, MA**

Dear Mr. Brennan:

At a public meeting on September 13, 2017 the Malden Planning Board, namely, nine (9) members, unanimously voted to disapprove the above-referenced Application and Plan for the following reason:

Failure to comply with the following *Rules and Regulations of the Malden Planning Board Governing the Subdivision of Land*:

- 1) §V.A.1.a. Connection to Public Way. The proposed street systems are not connected with a public way with suitable grades and adequate construction for the needs of vehicular traffic.
- 2) §V.A.1.b. Proposed Future Street System. There is no proposed future street system for the great majority of the subject property (89%).
- 3) §V.G.1. Adequacy of Access via Existing Adjacent Streets: Safety. Access to the proposed subdivisions and ways serving the subdivision are inadequate due to grade.
- 4) §V.A.1.c. Design of Streets in Subdivision. Given the noncompliance of the Plan with the rules and regulations regarding Connection to Public Way (§V.A.1.a); Proposed Future Street System (§V.A.1.b); and Adequacy of Access via Existing Adjacent Streets (§V.G.1), the proposed subdivisions do not ensure vehicular and pedestrian safety and adequate access and will not provide safe vehicular travel.
- 5) §V.A.2.c.iii. Street Elevations. The proposed subdivisions are not provided with adequate water service; §VI.B.4b. Streets and Utilities. The proposed water system is not of adequate capacity; and there is insufficient water supply to conduct firefighting operations at the proposed subdivisions.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Michelle A. Romero". The signature is fluid and cursive, with a large initial "M" and "R".

Michelle A. Romero
Principal Planner

CC: Hallmark Health System, Inc., via certified mail
Brian D. McGrail, Esq. for Hallmark Health System, Inc.
Kathryn Fallon, City Solicitor
Kevin Finn, Fire Chief
Bob Knox, DPW Director
Yem Lip, City Engineer
Nelson Miller, Building Commissioner
Christopher Webb, Director Board of Health