



City of Malden
Massachusetts

PERMITS, INSPECTIONS & PLANNING SERVICES
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Malden, Massachusetts 02148
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CITY CLERK'S OFFICE
MALDEN, MASS.

March 19, 2018

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

**RE: Application for Tentative Approval of Preliminary Plan of Subdivision
Filed February 15, 2018
57 Hospital Road, Malden, MA (Assessor's PID # 025-105-501)
"PRELIMINARY SUBDIVISION PLAN East Subdivision – 57 Hospital Road,
Malden, MA," Dated February 8, 2018, Signed/stamped February 15, 2018
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 March 14, 2018, a majority of the Malden Planning Board, namely, those seven (7) members present, 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 (87%).
- 3) §V.G.1. Adequacy of Access via Existing Adjacent Streets: Safety. Access to the proposed subdivision and ways serving the subdivision are inadequate due to grade and traffic congestion.
- 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 subdivision does 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 subdivision is not provided with adequate water service; §VI.B.4b. Streets and Utilities. The proposed water system is not of adequate capacity for domestic water service and fire protection; and there is insufficient water supply to conduct firefighting operations at the proposed subdivision.

Thomas E. Brennan, City Clerk
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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', with a large, stylized flourish at the end.

Michelle A. Romero
City Planner

CC: Hallmark Health System, Inc., via certified mail (7002 0860 0004 4978 0397)
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