



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