



# City of Malden

## Massachusetts

PERMITS, INSPECTIONS & PLANNING SERVICES  
110 Pleasant Street, 2<sup>nd</sup> 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  
57 Hospital Road, Malden, MA (Assessor's PID # 025-105-501)  
"PRELIMINARY SUBDIVISION PLAN Residences at Hospital Road - East  
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', with a long horizontal flourish extending to the right.

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