

City of Malden
Massachusetts

PERMITS, INSPECTIONS & PLANNING SERVICES
110 Pleasant Street, 2nd Floor
Malden, Massachusetts 02148
(781) 397-7000 ext. 2044

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CITY OF MALDEN, MASS.

October 11, 2018

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

RE: Application for Tentative Approval of Preliminary Plan of Subdivision
Filed August 29, 2018
100 Hospital Road, Malden, MA (Assessor's PID # 025-104-401)
"PRELIMINARY SUBDIVISION PLAN West Subdivision – 100 Hospital Road,
Malden, MA," Dated August 16, 2018
Owner and Applicant: Melrose Wakefield Healthcare, Inc., Medford, MA
Prepared by Sandra A. Brock, P.E., Nitsch Engineering, Boston, MA

Dear Mr. Brennan:

At a public meeting on October 10, 2018, a majority of the Malden Planning Board, namely, all nine members present, voted to disapprove the above-referenced Application and Plan for the following reasons:

I. 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.
- 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 fire protection; and there is insufficient water supply to conduct firefighting operations at the proposed subdivision.

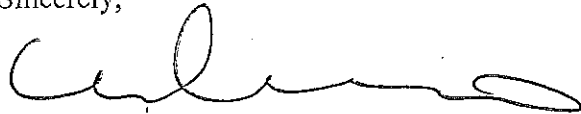
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and

II. Given the outstanding public safety concerns and health hazards for Fire Department members at the subject property, the Plan is contrary to the purpose and intent of the *Rules and Regulations of the Malden Planning Board Governing the Subdivision of Land*, namely, to insure orderly future development of land for the safety, health and convenience of the general public and the future occupants of the subdivided land.

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

Sincerely,



Michelle A. Romero
City Planner

CC: Melrose Wakefield Healthcare, Inc., via certified mail (7005 1820 0000 1607 8854)
Brian D. McGrail, Esq. for Melrose Wakefield Healthcare, 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