



City of Malden
Massachusetts

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

March 13, 2017

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

**RE: Application for Tentative Approval of Preliminary Plan of Subdivision
57 Hospital Road, Malden, MA (Assessor's PID # 025-105-501)
Dated January 31, 2017, signed February 1, 2017, received February 2, 2017
"Preliminary Subdivision Plan Residences at Former Malden Hospital East
Malden, MA"
Owner and Applicant: Hallmark Health System, Inc.
Prepared by Nitsch Engineering, 2 Center Plaza, Suite 430, Boston, MA**

Dear Mr. Brennan:

Please be advised, that, at its March 8, 2017 meeting, the Malden Planning Board, namely, nine (9) members, unanimously 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 system is 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.
 3. §V.A.6.a. Dead End Streets. The proposed street system includes a dead-end.
 4. §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.
 5. §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); Dead End Streets (§V.A.6.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.

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- II. The Board of Health recommends disapproval of the Application and Plan due to outstanding public safety violations and outstanding violations of building code and fire safety regulations existing on site.
- III. Given the various outstanding public safety/health hazards and outstanding violations of building code and fire safety regulations 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
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
Nelson Miller, Building Commissioner
Gary Stead, Assistant City Engineer
Christopher Webb, Director Board of Health
