

PLANNING REPORT & RECOMMENDATION

To: Malden Planning Board
 From: Malden City Planner
 Date: March 8, 2017
 Subject: **100 Hospital Road (Assessor's Parcel ID #025 104 401)**
57 Hospital Road ((Assessor's Parcel ID #025 105 501)
Subdivision Control/Preliminary Plans

PROCEDURAL: Applicant is the current owner, Hallmark Health System, Inc. Applicant filed two separate applications, "Application for Tentative Approval of a Preliminary Plan," (Form B), each filed under the *Rules and Regulations of the Malden Planning Board Governing the Subdivision of Land* ("MSRR") and M.G.L. c. 41, §81S (hereinafter, collectively, the "Applications").

February 2, 2017 Applications filed by applicant.
 March 19, 2017 Deadline for Final Action by Planning Board (45 days).

Note 1: No public hearing is required for an Application for Tentative Approval of a Preliminary Plan, per M.G.L. c. 41, §§81S and 81T; however, the Board's consideration, deliberation and decision re: the Application must be at a public meeting, per M.G.L. c. 30A, §20.

Note 2: The Board's decision re: a preliminary plan may not be appealed, per M.G.L. c. 41, §§81S and 81BB.

The following plans were filed with the Applications (hereinafter, collectively, the "Plans"):

1. Re: 100 Hospital Road:
 - a) "PRELIMINARY SUBDIVISION PLAN Residences at Former Malden Hospital West Malden, MA," (Sheet C-1) dated January 31, 2017 (signed/stamped February 1, 2017), prepared by Sandra A. Brock, P.E., Nitsch Engineering, Boston, MA.
 - b) "PRELIMINARY GRADING AND DRAINAGE PLAN Residences at Former Malden Hospital West Malden, MA," (Sheet C-2) dated January 31, 2017 (signed/stamped February 1, 2017), prepared by Sandra A. Brock, P.E., Nitsch Engineering, Boston, MA.
2. Re: 57 Hospital Road:
 - a) "PRELIMINARY SUBDIVISION PLAN Residences at Former Malden Hospital East Malden, MA," (Sheet C-1) dated January 31, 2017 (signed/stamped February 1, 2017), prepared by Sandra A. Brock, P.E., Nitsch Engineering, Boston, MA.
 - b) "PRELIMINARY GRADING AND DRAINAGE PLAN Residences at Former Malden Hospital East, Malden, MA," (Sheet C-2) dated January 31, 2017 (signed/stamped February 1, 2017), prepared by Sandra A. Brock, P.E., Nitsch Engineering, Boston, MA.

APPLICABLE RULES & ORDINANCES:

1. Rules & Regulations of Malden Planning Board Governing Subdivision of Land ("MSRR") adopted September 27, 1962 and revised April 13, 2011.
2. Chapter 12 (Zoning), Revised Ordinances of 1991, as Amended, of City of Malden ("MZO").
 The submission of a preliminary plan freezes (for land shown on the plan) the zoning in effect at the time of submittal, if a definitive plan is submitted within seven months, and if the definitive plan or amendment is approved, for eight years from date of endorsement of the approved plan. (M.G.L. c. 40A, §6).

Note 3: The construction, use and occupancy of any building or structure on land depicted on the Plans are subject to dimensional controls and other requirements of the zoning ordinance (MZO). During its review of the Applications, the Board may consider lot area and frontage requirements (MSRR, §V.C.3).

SUBJECT of PRELIMINARY PLANS: Hereinafter, both existing parcels, each the subject of one of the Applications and as depicted on the Plans, are collectively referred to as the “subject property.” The subject property contains a total of 766,589 SF (17.6 acres), comprised of 636,553 SF (14.6 acres) in Malden and 130,036 SF (3 acres) in Medford.

1) **100 Hospital Road** (Assessor’s Parcel ID# 025-104-401).

- Existing parcel: 9.59 acres (approx. 417,470 SF); contiguous with remaining site land (to the st) located in Medford (130,036 SF/3 acres) [Total: 547,506 SF/12.57 acres].
- located on western side of Hospital Road and Savin Street; Murray Hill Road abuts to the south; Girard Road abuts to the north; Grover Road, Medford abuts to the west.
- currently developed site of a vacant building: formerly used as the Malden Hospital (6 stories/ approx. 299,403 SF gfa) and various paved parking lots.
- Proposed subdivision to create four (4) new lots and a dead-end roadway off Murray Hill Road:

<i>Proposed</i>	<i>Lot Area (SF)</i>	<i>Existing frontage</i>	<i>Proposed frontage</i>
Lot 1	510,466 (Malden & Medford) 380,146 (Malden only)	621.70’/Hospital Road 275.96’/Savin Street 291.55’/Murray Hill Road	40.42’/proposed dead-end
Lot 2	11,463.39	None	84.10’/proposed dead-end
Lot 3	10,228.03	None	102.98’/proposed dead-end
Lot 4	7,502.51	62.64’/Murray Hill Road 82.01’/Hospital Road	60.34’/proposed dead-end
Roadway	8,440.07		

2) **57 Hospital Road** (Assessor’s Parcel ID# 025-105-501).

- Existing parcel: 5.03 acres (approx. 219,083 SF/5.03 acres).
- located on the eastern side of Hospital Road and western side of West Border Road, a way under jurisdiction of the DCR (former MDC); Murray Hill Road abuts to the south.
- currently developed site of two vacant buildings: one formerly used as the Hospital “powerhouse” (2 stories/15,426 SF gfa) and one formerly used for the nursing school (3 stories/18,300 SF gfa).
- Proposed subdivision to create four (4) new lots and a dead-end/cul-de-sac roadway off Hospital Road:

<i>Proposed</i>	<i>Lot Area</i>	<i>Existing frontage</i>	<i>Proposed frontage</i>
Lot 1	143,292 49,605	132.90’/Murray Hill Road 231.18’/West Border Road 259.06’/Hospital Road	65.67’/proposed dead-end
Lot 2	8,750.50	None	54.03’/proposed dead-end
Lot 3	8,751.07	None	50’/proposed dead-end
Lot 4	49,605 143,292	548.33’/Hospital Road 525.54’/West Border Road	70.63’/proposed dead-end
Roadway	8,684.43		

Aggregate Features/Characteristics of Subject Property:

In addition to the existing buildings, the subject property contains undeveloped areas with large outcroppings of ledge, woods and dense vegetation; and is characterized by steep topography and severe grade changes, ranging from 100 feet to 150 feet and 80 feet to 125 feet. The physical character of the subject property creates development constraints and concerns that affect the feasibility of residential development, due to the substantial alterations of grade that will be required and the amount and location of ledge that must be removed to provide safe access and utilities. Development will require petitions seeking various relief under the City’s zoning ordinances, to alter the grade and remove ledge (§700.13, MZO) and to address excessive grades of yard areas and heights of retaining walls (§400.7.8, MZO).

DESIGN STANDARDS

A. Streets: General.

- a) **Connection to Public Way.** The Plans depict one proposed street system will connect directly to Murray Hill Road; and one proposed street system will connect to Hospital Road, which may be accessed by Murray Hill Road or Savin Street.

MSRR (§V.A.1.a): The street system of the subdivision must be connected at at least one point with a public way or an existing private way having in the opinion of the Planning Board, sufficient width, suitable grades and adequate construction for the needs of vehicular traffic.

The grade of Murray Hill Road is 12.5%, which grossly exceeds standards (MSRR, §V.A.3.a); this roadway does not have suitable grades and adequate construction for the needs of the vehicular traffic which could potentially use the land subdivided under the Plans.

Access to the proposed subdivisions via Hospital Road requires passing by dangerous and unsafe portions of the subject property, namely, vacant buildings which are the subject of various outstanding Public Safety Violations/Public Health Hazards (discussed herein below).

- b) **Proposed Future Street System.** The Plans depict the proposed subdivisions would create a total of six house-sized lots and two dead-end roadways, comprised of only a small fraction of the southern portion of the subject property, namely, 113,425 SF or 14.8% (37,634 SF or 7% of 100 Hospital Road and 75,791 SF or 35% of 57 Hospital Road).

MSRR (§V.A.1.b): Where the subdivision submitted covers only a part of the applicant's land, a sketch of the proposed future street system of the unsubmitted part shall be furnished and the street system of the part submitted will be considered in the light of the proposals for the part not submitted.

There is no proposed future street system for the great majority of the subject property (85.2%).

- c) **Dead End Streets.** The Plans depict the proposed street systems are designed to be two (2) dead-ends.

MSRR (§V.A.6.a): Streets designated to have one end permanently closed will not be approved unless, in the opinion of the Planning Board, the configuration of natural or man-made features makes no other solution practical.

No information presented indicates that the configuration of natural or man-made features makes no other solution practical.

G. Adequacy of Access via Existing Adjacent Streets.

- a) **Safety.** The Plans depict primary access to the proposed subdivisions is via Murray Hill Road, an existing but inadequately constructed street, due to grade. The grade of Murray Hill Road (12.5%) exceeds the requirements for adequate access of emergency vehicles and operation of fire apparatus (10%). (See 527 CMR 18.2.3.4.6.1-18.2.3.4.6.3, Massachusetts Comprehensive Fire Safety Code).

MSRR (§V.G.1): In order to ensure vehicular and pedestrian safety and access, the Board will consider the adequacy of streets and ways adjacent to or providing access to a proposed subdivision. It is the Board's intent that a proposed subdivision not overly strain the capacity of existing or planned streets and ways so as to result in traffic congestion and safety problems or otherwise interfere with access.

Ways serving the proposed subdivisions are inadequate due to grade, which affects adequacy of emergency response, and no improvements are proposed to ensure safe and adequate access and travel.

OUTSTANDING PUBLIC SAFETY VIOLATIONS/PUBLIC HEALTH HAZARDS:

The subject property currently has open and unresolved violations re: recent work without permits and longstanding significant public health and safety hazards and building and fire code violations, as described in correspondence dated February 27, 2017 and February 21, 2017 from Nelson Miller, Building Commissioner; and correspondence dated October 13, 2013 and January 24, 2014 from Scott Fitzpatrick, Building Inspector.

The proposed subdivisions create six residential house lots immediately adjacent to and/or in close proximity to the existing buildings on the subject property that are the subject of outstanding public safety violations and public health hazards.

REVIEW by BOARD of HEALTH and CITY DEPARTMENTS:

1. Board of Health. The Board recommends disapproval of the Applications and Plans due to outstanding public safety violations and outstanding violations of building code and fire safety regulations existing on site, which are a detriment to the abutters and the public safety officers of this community (see correspondence dated February 23, 2017).
2. City Engineer. See comments in email dated March 7, 2017.
3. Fire Department. See comments in email dated March 8, 2017.
4. Department of Public Works. No comments received to date.

PLANNING RECOMMENDATION: To **disapprove** both Applications 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 (85.2%).
 3. §V.A.6.a. Dead End Streets. The proposed street systems include two (2) dead-ends.
 4. §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.
 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 subdivisions do not ensure vehicular and pedestrian safety and adequate access and will not provide safe vehicular travel.
- II. The Board of Health recommends disapproval of the Applications and Plans 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 Plans are 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.

Malden Government Center
Two Hundred Pleasant Street
Malden, Massachusetts 02148

City of Malden
Massachusetts



February 23, 2017

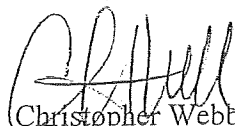
Malden Planning Board
Government Center
110 Pleasant Street
Malden, MA 02148

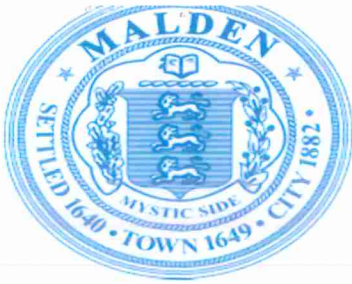
Dear Planning Board Members;

The Malden Board of Health is receipt of applications and plans pursuant to Massachusetts General Laws, Chapter 41, Section 81S and Section III C of the Rules and Regulations of the Malden Planning Board Governing the subdivision of Land for the properties known and numbered as, 57 & 100 Hospital Road, Malden and submitted by Hallmark Health Systems, Inc.,

This office would recommend the disapproval of these applications due to the outstanding violations of building code and fire safety regulations existing on site at this time. These outstanding public safety violations are a detriment to the abutters and the public safety officers of this community. (see the attached order from the Building Commissioner.)

Thank you for your consideration of this request.


Christopher Webb
Dir. of Public Health
City of Malden



City of Malden - Permits, Inspections & Planning Service
110 Pleasant Street
Malden, MA 02148
P: 781.397.7000 X2027
Nelson L. Miller, CBO – Building Commissioner

Michelle A. Romero, City Planner
110 Pleasant Street, 2nd Floor
Malden, MA 02148

February 27, 2017

**Re: 100 Hospital Road (PID # 025-104-401) and 57 Hospital Road (PID # 025-105-501) –
Application for Tentative Approval of Preliminary Plan by Owner and Applicant:
Hallmark Health System, Inc., Medford MA**

Michelle,

I am writing this letter to provide both comments and recommendations regarding the above referenced applications before the Planning Board. The above referenced properties currently have open and unresolved violations issued by this Department. Copies of the unresolved violations are attached for your review.

Chapter 12 of the City of Malden Revised Ordinances of 1991, Section 800.2.4 states:

If, in the course of his business, the Inspector of Buildings finds that a building or structure has been constructed, altered, or moved in violation of this ordinance; or that a building, structure, or land is being used in violation of this ordinance, he/she shall forthwith revoke and/or withhold any and all certificates, permits, and licenses required by said building, structure, or use.

No Permits will be issued for the above mentioned properties until the outstanding violations are resolved. Additionally, it is my opinion that approval by the Planning Board of any future development of these parcels would be premature and secondary to the requirements set forth in the violation letters.

Please do not hesitate to contact me with any questions or concerns regarding this matter,

Regards,

Nelson L. Miller Jr., CBO
Building Commissioner



City of Malden - Permits, Inspections & Planning Service
110 Pleasant Street
Malden, MA 02148
P: 781.397.7000 X2027
Nelson L. Miller, CBO – Building Commissioner

VIOLATION

Date 2/21/2017

Hallmark Health System, Inc.
c/o John Donofrio, CHRM MBA
585 Lebanon Street
Melrose, MA 02176

RE: Violation at 100 and 57 Hospital Road, Malden MA

An inspection was made of the above referenced property by Building Commissioner Nelson Miller from the City of Malden which resulted in the discovery of the following violation of the 8th Edition of the Massachusetts State Building Code (780 CMR):

105.1 Required. It shall be unlawful to construct, reconstruct, alter, repair, remove or demolish a building or structure; or to change the use or occupancy of a building or structure; or to install or alter any equipment for which provision is made or the installation of which is regulated by this code without first filing an application with the *building official* and obtaining the required *permit*.

- **Work is being performed inside the building without the benefit of a permit. Access to the entire building was requested by Nelson Miller and denied by John Donofrio. A Building Permit must be applied for immediately. A stop Work order has been issued. Per 780 CMR:**

115.1 Authority. Whenever the *building official* finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the *building official* is authorized to issue a stop work order.

115.2 Issuance. The initial stop work order may be verbal, but shall be in writing within 48 hours and shall cite the time and date of the verbal order and be given to the *owner* of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be *permitted* to resume.



City of Malden - Permits, Inspections & Planning Service
110 Pleasant Street
Malden, MA 02148
P: 781.397.7000 X2027

Nelson L. Miller, CBO – Building Commissioner

~~115.3 Unlawful Continuance.~~ Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by M.G.L. c. 143, § 94a. Each day during which a violation exists shall constitute a separate offense.

You are hereby ordered to remedy the violations described above by the indicated date for resolution. Failure to comply with this order will result in noncriminal fines of up to \$1,000.00 per Violation and may result in criminal charges being filed, with associated penalties and fees.

You have the right to contest this order through a hearing before the State Board of building Regulations and Standards (BBRS).

The request for a hearing must be made in writing, within 45 days of receipt of this letter, and sent to:

Board of Building Regulations and Standards
One Ashburton Place, Room 1301
Boston, Ma. 02108

If you have any questions regarding this order or the process for requesting a hearing, please contact me.

Sincerely,

Nelson L. Miller Jr., CBO
 Building Commissioner
 781.397.7000 x2027

Important! Please have this notice translated immediately.

¡Importante! Por favor haga traducir este aviso inmediatamente.

Importante! Fate tradurre questo avviso immediatamente.

Prè inpòtan! Fè tradui nòt sa a tousuit.

Important! Faites traduire cet avis immédiatement.

Importante! Mande traduzir este aviso imediatamente.

QUAN TRỌNG ! CẦN DỊCH CÁO THỊ NÀY LIỀN

重要！請立刻將本通知翻譯成中文。

ສິ່ງສຳຄັນ ! ຈົ່ງສົບແປ ການປະກາດນີ້ ໂດຍດ່ວນ

Կարեւոր. այս յայտարարութիւնը անմիջապէս թարգմանել տուէք:

Προσοχή! Δώστε να σας μεταφράσουν αμέσως αυτή την ανακοίνωση.

សារសំខាន់! សូមបកប្រែនៅការប្រកាសនេះជាបន្ទាន់

[Spanish]

[Italian]

[Haitian Creole]

[French]

[Portuguese]

[Vietnamese]

[Chinese]

[Laotian]

[Armenian]

[Greek]

[Cambodian]

FILE COPY

Malden Government Center
Two Hundred Pleasant Street
Malden, Massachusetts 02148

City of Malden
Massachusetts



Hallmark Health System Inc.
C/o John Donofrio, CHRM MBA
585 Lebanon St.
Melrose, MA 02176

10/15/13

Re: 100 Hospital Rd. Malden MA 02148 Parcel ID# 025-104-401
57 Hospital Rd. Malden, MA 02148 Parcel ID# 025-105-501

Mr. Donofrio,

An inspection of the property was conducted in accordance with the 8th Edition of the Massachusetts State Building Code 780 CMR 116.2 and the following conditions were observed.

- The existing automatic sprinkler system has been taken off line without written permission of the head of the Malden Fire Department in accordance with the M.G.L. c. 148, § 27A
- The existing fire alarm system has been modified, device types have been changed and not properly secured, without written permission of the head of the Malden Fire Department in accordance with the M.G.L. c. 148, § 27A.
- Emergency and Exit Lighting are not functioning throughout
- Utilities have been disconnected and or modified without written permission of the Malden Building Official providing inadequate heating to prevent the automatic sprinklers from freezing as well as inadequate egress lighting, exit and emergency lighting
- Severe water infiltration in the main entry area as well as the former emergency wing

As a result of the above conditions these structures have been deemed Dangerous and Unsafe especially in case of fire.

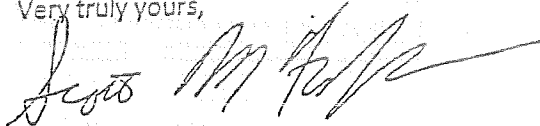
You are ordered to:

1. In accordance with the 8th Edition of the Massachusetts State Building Code 780 CMR 116.3 by noon time of the day following the order begin to restore the existing automatic fire sprinkler system back to its original operating condition. A building permit will be required for this work including the submission of construction documents as well as a construction control affidavit in accordance with the 8th Edition of the Massachusetts State Building Code 780 CMR 107. This work must be completed within 7 days of this notice.
2. In accordance with the 8th Edition of the Massachusetts State Building Code 780 CMR 116.3 by noon time of the day following the order begin to restore the existing fire alarm system back to its original operating condition. A building permit will be required for this work including the submission of construction documents as well as a construction control affidavit in accordance with the 8th Edition of the Massachusetts State Building Code 780 CMR 107 This work must be completed within 7 days of this notice.
3. In accordance with the 8th Edition of the Massachusetts State Building Code 780 CMR 116.3 by noon time of the day following the order begin to restore the existing utilities back to their original operating condition which provide sufficient heating, electrical and lighting. A building permit will be required for this work including the submission of construction documents as well

- as a construction control affidavit in accordance with the 8th Edition of the Massachusetts State Building Code 780 CMR 107. This work must be completed within 7 days of this notice.
4. In accordance with the 8th Edition of the Massachusetts State Building Code 780 CMR 116.3 by noon time of the day following the order begin to restore egress, emergency and exit lighting to their original operating condition. A building permit will be required for this work including the submission of construction documents as well as a construction control affidavit in accordance with the 8th Edition of the Massachusetts State Building Code 780 CMR 107. This work must be completed within 7 days of this notice.
 5. In accordance with the 8th Edition of the Massachusetts State Building Code 780 CMR 116.3 by noon time of the day following the order due to the apparent prolonged water infiltration of the structure in the main entrance and emergency wing contract an independent Massachusetts Registered Professional Structural Engineer to inspect and provide a report of the condition of the structural members exposed to the prolonged water infiltration.
 6. In accordance with the 8th Edition of the Massachusetts State Building Code 780 CMR 116.3 by noon time of the day following the order disconnect and remove all electrical wiring that has been affected by the prolonged water infiltration throughout the structure. This work must be performed and permitted in accordance with the Massachusetts Electrical Code 527 CMR

If you are aggrieved by this order you may appeal as outlined in M.G.L. c. 143 §§ 6,7,8,9, and 10.

Very truly yours,



Scott M. Fitzpatrick
Inspector of Buildings

Malden Government Center
Two Hundred Pleasant Street
Malden, Massachusetts 02148

City of Malden
Massachusetts

FILE COPY



Hallmark Health System Inc.
C/o John Donofrio, CHRM MBA
585 Lebanon St.
Melrose, MA 02176

1/24/14

Re: 100 Hospital Rd. Malden MA 02148 Parcel ID# 025-104-401
57 Hospital Rd. Malden, MA 02148 Parcel ID# 025-105-501

Mr. Donofrio,

As you are aware a Board of Survey was conducted at the above referenced property, the result of this survey, which are attached here forthwith, was to uphold the order issued by this office 10/15/13.

You are ordered to:

- In accordance with the 8th Edition of the Massachusetts State Building Code 780 CMR 116.3 by noon time of the day following the order to begin to make safe in accordance with the order issued 10/15/13

If you are aggrieved by this order you may appeal as outlined in M.G.L. c. 143 §§ 6,7,8,9, and 10

Very truly yours,

Scott M. Fitzpatrick
Inspector of Buildings

Cc: Kathryn M. Fallon, City Solicitor
Council of record for the property owner via Kathryn M. Fallon, City Solicitor



Malden Fire Department
City of Malden, MA 02148-4006

Headquarters – One Sprague Street
781-397-7383 Fax 781-397-7390

To whom it may concern

Board of Survey Report

The Board of Survey met on October 31, 2013 at the site of the Malden Hospital. I John E. Colangeli Fire Chief am representing the fire department for the survey.

The Malden Hospital is a 4 story building of masonry construction with brick veneer. The building is vacant an abandoned and is considered dangerous because of this condition. The building appears to be secure and there is security provided along with fire details that are performed approximately 3 times per week.

A walk through inspection was conducted to gain information as to the condition of the building.

The fire alarm system is intact and is the minimum allowed system for this type occupancy. There are several heat detectors through-out the building that are hanging and not in the proper condition to render them to be as effective as designed. The building was designed for a full type 1 fire alarm system with both heat and smoke detectors along with a complete sprinkler system. Both the sprinkler system and smoke detectors are not serviceable or in proper working condition do to the lack of proper heat in the building.

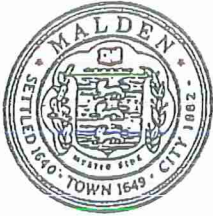
The fact that the building is vacant and abandoned and that the fire alarm system is not configured to be effective requires the order of the fire department that the existing fire alarm system be brought up to code and that all devices are secured in their proper working positions.

A copy of all current fire alarm inspections be submitted to the Malden Fire Department for review.

Sincerely

John E. Colangeli

Chief of Department



John J. Russell
Director

City of Malden Massachusetts

DEPARTMENT of ENGINEERING
200 Pleasant Street, Room 617
Malden, Massachusetts 02148

Telephone 781-397-7000 Ext. 2040
Fax 781-397-7023

To: Scott Fitzpatrick, Inspector of Buildings
From: John Russell, Director of Engineering
Date: November 5, 2013
Subject: Malden Hospital Site

The Board of Survey inspection of the Malden Hospital took place on October 31, 2013. The walk through of the building consisted of the ground floor level and the 4th floor level (top floor). It was reported that all floor levels are in similar condition.

Information provided by Hallmark Company Representatives:

- building has been empty since 2009.
- building is 330,000 S.F.
- security service: (around exterior of property) is provided 24 hours per day, 7 days per week.
- interior of building has been stripped by salvage company and is ready for demolition.
- rodent control measures constantly monitored.
- perimeter of building is fenced.
- some moisture related issues are the result of temperature fluctuations inside the building. (There is no heat.)
- quotes are presently being sought for demolition of the building.

Interior Conditions observed:

- broken glass.
- damaged walls.
- damaged ceilings.
- appears to be mold on walls.
- musty carpets.
- limited emergency lighting.
- peeling paint.
- no heat.
- sprinkler system not operational.
- fire alarm detectors hanging from ceiling.

Comments:

- overall, the building appears to be structurally sound but is questionable whether water leakage/moisture issues may have compromised the integrity of some structural members.
- lots of rehabilitation work would be required.
- despite security, there is concern for trespassers (transients, children, arsonists, etc.).

Michelle A. Romero

From: Kevin Halpin
Sent: Wednesday, March 08, 2017 2:14 PM
To: Michelle A. Romero
Subject: RE: Follow Up

In regard to the sub-division located at 100 Hospital Rd. Please have them refer to 527 CMR 1.00 Massachusetts Comprehensive Fire safety Code. (this code is based on the 2012 edition of N.F.P.A. 1.) On the grade requirement please refer to 527 CMR 18.2.3.4.6.1 through 18.2.3.4.6.3

MAR 08 2017

Michelle A. Romero

From: Gary R. Stead
Sent: Wednesday, March 08, 2017 2:25 PM
To: Michelle A. Romero
Subject: RE: Malden Proposed Sub Division in area of Hospital

I see one system @ Hospital Rd, which is under the road pavement, those 4 responsible for that. I see one (other) system @ Murray Hill Rd site, which is a storm water detention basin (on the surface), those 4 responsible for that. The 2 systems are not connected. Gary

From: Michelle A. Romero
Sent: Wednesday, March 08, 2017 12:01 PM
To: Gary R. Stead
Subject: RE: Malden Proposed Sub Division in area of Hospital

Thank you Gary.

A question: do you consider the proposed stormwater system to be one system or are there two systems (one system proposed on the eastern side of Hospital Road and one on the western side)? Should all owners be responsible for both or the whole system or only the system adjacent to their lot?

Thank you.

MICHELLE A. ROMERO
CITY PLANNER
CITY OF MALDEN
PERMITS, INSPECTIONS & PLANNING SERVICES
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From: Gary R. Stead
Sent: Wednesday, March 08, 2017 8:48 AM
To: Michelle A. Romero
Subject: RE: Malden Proposed Sub Division in area of Hospital

Hi Michelle, I was thinking further on this proposed project. I would like to add to my comments that this project would have to make a submittal to the city for approval under the Storm Water ordinance and it appears to me that the Hospital Road site would need a Conservation Commission hearing at least for a Determination of Applicability that may lead to a Notice of Intent. Thank You, Gary

From: Gary R. Stead
Sent: Tuesday, March 07, 2017 6:06 PM
To: Michelle A. Romero
Subject: Malden Proposed Sub Division in area of Hospital

Hello Michelle,

In the opinion of the City Engineer:

Are underground and surface drainage facilities adequate to prevent surface erosion, undermining and flooding? The proposed retention system on the Hospital Rd site is a good idea, there should be a use and maintenance schedule and agreement prepared, stating the routine maintenance and any repairs are the responsibility of the 4 property owners of this sub-division, this should be a permanent attachment to all deeds and proof of this a condition. The storm water detention basin off of Murray St is also a good idea, however it's design should include an overflow connected to city drainage and the location at the back of side walk could become unsightly if not properly landscaped and maintained. It is shown on the land of 1 property owner, there should be an easement for persons responsible for maintenance to have access, and the same use and maintenance note above applies.

Is the proposed water system of "adequate capacity"? We do believe there is a problem with the city water mains to provide enough volume and pressure in this area. This can be a long story; city water main improvements on the Savin St side have been completed, unsure of the benefit. I feel the solution lies in resolving an MWRA situation. There is a 12" MWRA water main that was installed for fire protection of the hospital. A plan to transfer this to be a city water main should be undertaken. To do this properly it is going to involve design and construction, a cost that should be bared by the developer. This needs further discussion.

Is the proposed sewerage system of "adequate capacity"? Yes we do believe the sewer and drainage is. Any extension and tie in is the responsibility of the developer.

Gary