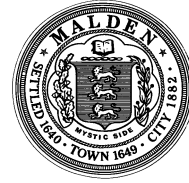


Malden Government Center  
Two Hundred Pleasant St.  
Malden, Massachusetts 02148

## City of Malden Massachusetts



Department of Engineering  
Planning and Waterworks

June 15, 2006

Karen Anderson, City Clerk  
Malden Government Center  
200 Pleasant Street  
Malden, MA 02148

**RE: Application for Approval of Definitive Plan of Subdivision  
Rules & Regulations of Malden Planning Board Governing Subdivision of Land  
(Adopted September 27, 1962 and revised May 18, 1987)/M.G.L. c.41, §81U  
Application Date (Received by City Clerk): October 31, 2003  
Applicant: D & L Realty Trust III, 100 Cross Street, Somerville, MA  
"Williams Street in Malden, MA" Dated October 29, 2003  
(Engineer's Certification Date October 30, 2003)  
Prepared by Marchionda & Associates, LP, 62 Montvale Ave., Stoneham, MA**

Dear Ms. Anderson:

Following a public hearing on June 14, 2006, a majority of the Malden Planning Board, namely, those seven (7) members present, voted to disapprove the above-referenced application and plan on the following eight grounds:

For failure to comply with the following Rules and Regulations of the Malden Planning Board Governing the Subdivision of Land and failure to comply with the standards for waivers:

1. §V.A.1.a. Connection to Public Way. The proposed street system of the subdivision is not connected with a public way having suitable grades and adequate construction for the needs of vehicular traffic;
2. §V.A.3.a. Minimum Street Width. The proposed street width does not comply with the minimum street width for a Class A street;
3. §V.A.3.a. Minimum Roadway Width. The proposed roadway width does not comply with the minimum roadway width for a Class A street;
4. §V.C.1. Length of Block. The proposed plan does not comply with the requirement that no block shall be more than one thousand feet in length measured between the centerlines of intersecting streets;
5. §V.A.6.a. Dead End Streets. Streets designated to have one end permanently closed will not be approved and the plan proposes two dead-ends that would be permanently closed;
6. §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); Minimum Street Width (§V.A.3.a); Minimum Roadway Width (§V.A.3.a); Length of Block (§V.C.1); and Dead End Streets (§V.A.6.a), the design of the streets in the subdivision will not provide safe vehicular travel; and

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7. Because the Department of Public Works Commission's disapproval is on record with the Planning Board; and
8. For failure to pay outstanding real estate taxes in the approximate amount of \$20,441 per Section 1.14 of the Revised Ordinances of 1991, As Amended, of the City of Malden, and M.G.L. Chapter 40, Section 57.

Please do not hesitate to contact me at (781) 397-7020 with any questions. Thank you.

Sincerely,

Michelle A. Romero  
Principal Planner

CC: Kevin Douglas, Trustee, D & L Realty Trust III (via registered mail)  
Richard Gallogly, Attorney for Applicant  
Charles Toomajian, Malden City Solicitor  
Paul Johnson, Malden Inspector of Buildings  
Jeffrey Manship, Director, Malden DPW  
Michael Murphy, Chief, Malden Fire Dept.  
Christopher Webb, Director, Malden Board of Health