



February 3, 2025

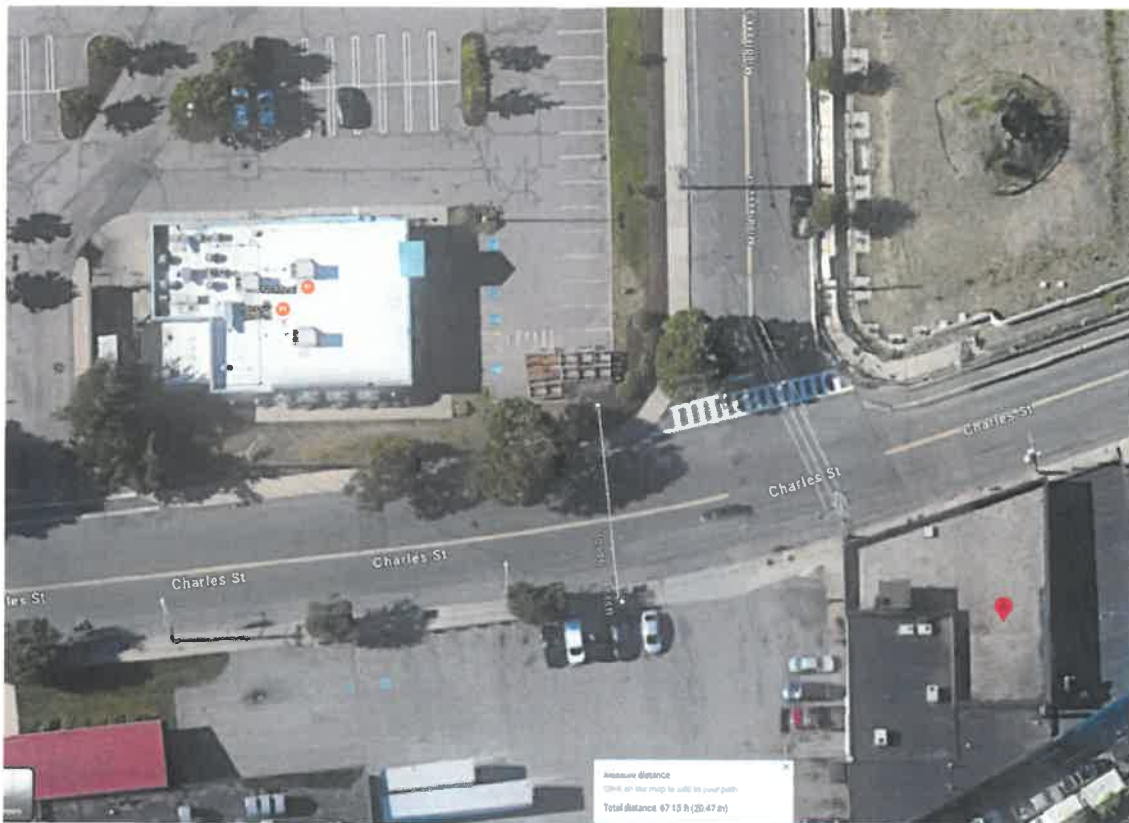
VIA Certified Mail #9589 0710 5270 2002 8119 71 and Electronic Mail (romalley@cityofmalden.org, lcagno@cityofmalden.org, cdesiderio@cityofmalden.org)

Ryan O'Malley, President
Malden City Council
215 Pleasant Street
Malden, MA 02148

Dear Council President,

We are submitting this letter in response to the recent request by DMS Trinity LLC dba Trinity Naturals. We have been notified by the City of Malden as abutters to 36 Charles Street that the petitioner seeks modifications to their special permit to operate a Retail Marijuana Establishment (RME).

Our firm purchased the property at 99 Charles Street in October of 2024. The parcel is currently occupied by our tenant, Stop and Shop, in addition to the free-standing restaurant building that backs up to Charles Street. For your information, we are approximately 68 feet away when measured property line to property line.



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Page Two
February 3, 2025

We have reviewed the petitioner's request, and the recommendation from the City Planning department, and are specifically concerned about the likelihood of customers crossing over Charles Street to park on our property due to an insufficient number of parking spaces to support the petitioner's proposed business operations.

Our cursory review indicates that if approved, this request will exacerbate the parking shortfall that was deemed to be 'grossly deficient' in the Planning Board's initial parcel use review. The initial plan required five (5) off-site parking spaces, and this proposal increases that deficiency to twelve (12) off-site parking sites to be secured.

To our knowledge, any agreement regarding offsite parking and its location is not included in the application. For the sake of clarity, we are confirming that there is no agreement in place for our property to be used for overflow parking and in the absence of such an agreement, any use of our property by the petitioner and its customers would be considered to be trespassing. In an effort to avoid any future disputes, we ask that these concerns be taken into consideration in the review of this petition.

Sincerely,
R.K. Malden, LLC



David Katz