



A. GENERAL APPLICATION INFORMATION

1. *Project Location*

a. Street Address	b. City/Town	c. Zip Code
f. Assessors Map/Plat Number	g. Parcel/Lot Number	

2. *Applicant*

a. First Name	b. Last Name	c. Company	
d. Mailing Address			
e. City/Town		f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address	

3. *Property Owner*

a. First Name	b. Last Name	c. Company	
d. Mailing Address			
e. City/Town		f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address	

Check if more than one owner:

(If there is more than one property owner, please attach a list of these property owners to this form.)



4. Representative (if any)

a. First Name	b. Last Name	c. Company	
1			
d. Mailing Address			
e. City/Town		f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address	

5. What kind of application is being filed?

Request a New Parking Freeze
Permit or Exemption Certification

Modify an existing Parking Freeze Permit
or Exemption Certification

6. Which Parking Freeze is your facility located in

Downtown Boston

South Boston

B. PARKING FACILITY INFORMATION

1. Applicant

Downtown Boston		South Boston	
Commercial Spaces		Commercial Spaces	
Exempt Spaces		Residential Included Spaces	22
Residential Excluded Spaces		Residential Excluded Spaces	

2. Do you currently or will you charge for parking?

Yes

No

Not sure

3. What is your current or proposed parking method and facility type? (select all that apply)

Valet

Surface Lot

Self-Parking

Garage



4. Is your project compliant with the City's Bicycle Parking Guidelines?

Number of Long-Term Bicycle Spaces:	Number of Showers:
Number of Short-Term Bicycle Spaces:	Bikeshare Station Size and Contribution: BLUE BIKES
Number of Lockers:	Other Amenities (Please List): Bike Lanes

5. Is your project compliant with the City's Electric Vehicle Readiness Policy?

EVSE-Installed Points: A	Total number of spaces: C
EV-Ready Points: B	Does A + B = C ? <input type="checkbox"/> Yes <input type="checkbox"/> No

Note: Please attach the Electric Vehicle Equivalency Calculator to this application, available at www.boston.gov/recharge-boston.

6. Please fill out the information below:

Total Number of Proposed Spaces:	Total Parking Facility Square Footage:
Number of New Spaces:	Ratio of Residential Spaces to Units:
Number of Existing Spaces:	(Optional) Number of Spaces Returned:

7. Please list the total facility square footage by use type:

Residential Sqft:	Retail Sqft:
Office/Admin Sqft:	Institutional Sqft:
Industrial Sqft:	Lodging Sqft: 400K

8. Are you required to execute a Transportation Access Plan Agreement (TAPA)?

Yes No

(If yes, please attach the draft or final TAPA to this form if available.)



C. SIGNATURES AND SUBMITTAL REQUIREMENTS

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Applicant will place notification of this Application in a local newspaper at the expense of the applicant in accordance with the Procedures and Criteria for the Issuance of Parking Freeze Permits.

Signature of Applicant

Date

Signature of Property Owner (if different)

Date

Signature of Representative (if any)

Date

D. ADDENDUM: IMPORTANT APPLICATION INFORMATION

PAYMENT

Please include a check or money order made payable to the City of Boston, Air Pollution Control Commission. The fee is \$20 per parking space. Application and renewal fees apply to all locations within the Downtown, East Boston, and South Boston Parking Freeze Zones.

WRITTEN PROOF

Please attach written proof that the applicant is the owner of record or has written approval from the owner of record to file this application.

STATEMENT OF NEED

Please attach a general description of the facility and the parking needs of the project, local entities, and patrons that the proposed facility will serve. Any written support (letters, etc.) that you wish to supply in support of this statement should be attached



SITE PLANS

Please attach a site plan of the parking facility showing:

- location of the facility;
- layout of the spaces;
- entry and exit locations;
- total square footage of the parking area;
- location, type and amount of electric vehicle parking;
- location and amount of bicycle parking and bicycle facilities.

OTHER APPLICABLE REVIEWS

If you are working in a historic district or on a designated landmark, you should consult with the appropriate historic or architectural commission. If you are working in the floodplain or within 100 feet of a wetland, you should consult with the Conservation Commission. Visit boston.gov/landmarks and boston.gov/conservation before starting any work.

WHERE TO SEND

We prefer you complete the digital application using this form. Export the form as a PDF and email your application and supporting documents to APCC@boston.gov. You can also mail your application, documents, and payment to: Air Pollution Control Commission, Boston City Hall, 1 City Hall Square, Room 709, Boston, MA 02201. Please notify us that you have sent an application by mail at APCC@boston.gov.

COURT SQUARE PRESS CONDOMINIUM TRUST
9 WEST BROADWAY & 141 DORCHESTER AVE.
SOUTH BOSTON, MA 02127

11/18/22

RE: APCC PERMIT MODIFICATION

To Whom It May Concern,

I am writing to you regarding the property located at 9 West Broadway and 141 Dorchester Ave. in South Boston. The two buildings are Condominium Buildings, Court Square Press and The Macallen Buildings, both as one Association, The Court Square Press Condominium Trust. Deeded Parking for both buildings is located only in the Macallen Building at 141 Dorchester Ave.

It was unknown to us until recently that we were part of the APCC parking freeze and a modification to our permit is needed. I am providing the necessary documents of the two buildings, as well a summary of the parking garage and use.

Court Square Press Condominiums is located at 9 West Broadway and consists of 132 Condominium units, 2 of them being retail/commercial units.

The Macallen Building is located at 141 Dorchester Ave. and consists of 144 condominium units, 5 of them being retail/commercial units.

The Parking Garage for both buildings is in the Macallen Building and consists of 289 Deeded parking spaces with exclusive use of each owner. The 7 retail/commercial units own at least one parking space.

There is a private driveway between both buildings (picture attached) that allows for 9 temporary spaces for Residents to unload vehicles and short-term guest spaces.

Many condominium units own more the one parking space and commercial units own 1 parking space per unit.

Summary:

Court Square Press Residential units: 130, Commercial units: 2

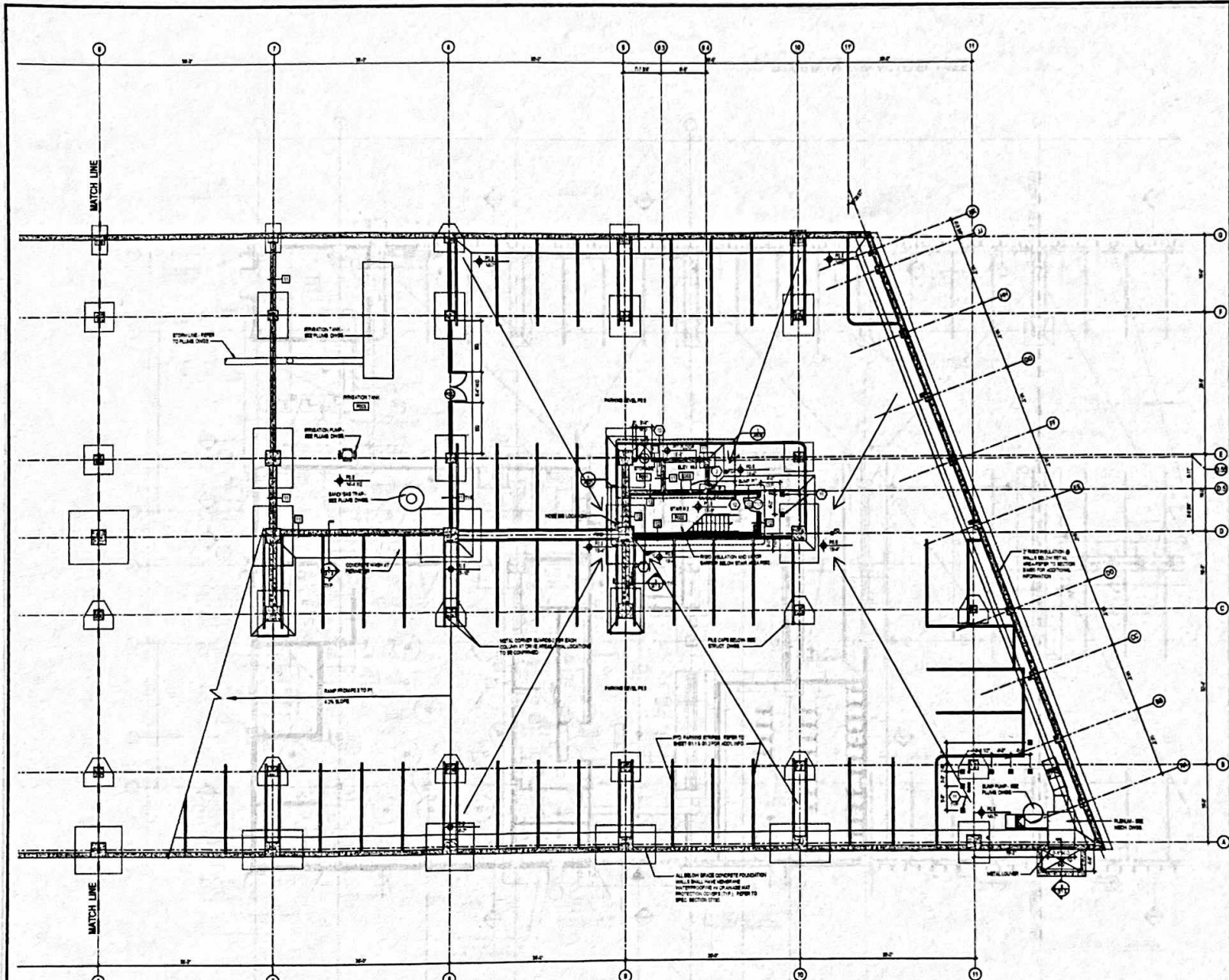
Macallen Building Residential units: 139, Commercial units: 5

Total 276 units – 7 being commercial/retail

Deeded Parking: 289 spaces in Parking Garage

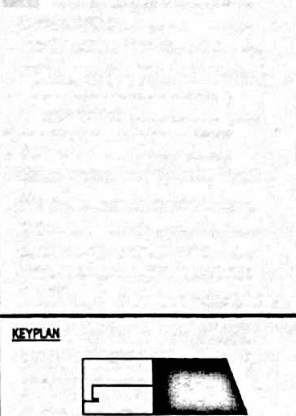
Sincerely, Christopher Mullen, Bayberry Management, Tel. 617-212-1175

Acting as Managing Agent for The Court Square Press Condominium Trust



- GENERAL NOTES**
- REFER TO DRAWINGS OF 1, 1P1, 2, 3 & 4 FOR ADDITIONAL AND/OR REVISIONS TO THESE DIMENSIONS AND NOTES FOR FINISHED SURFACES.
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- KEY NOTES**
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100% CONSTRUCTION DOCUMENTS 08/08/05

1 FLOOR PLAN: PARKING LEVEL 0.5

North

Office dA, inc.
57 E. Concord St.
Boston, MA 02118

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101 East Diamond Street
Baker, PA 15601
T: 724.282.4761 F: 724.282.6813

303 Congress Street
5th Floor
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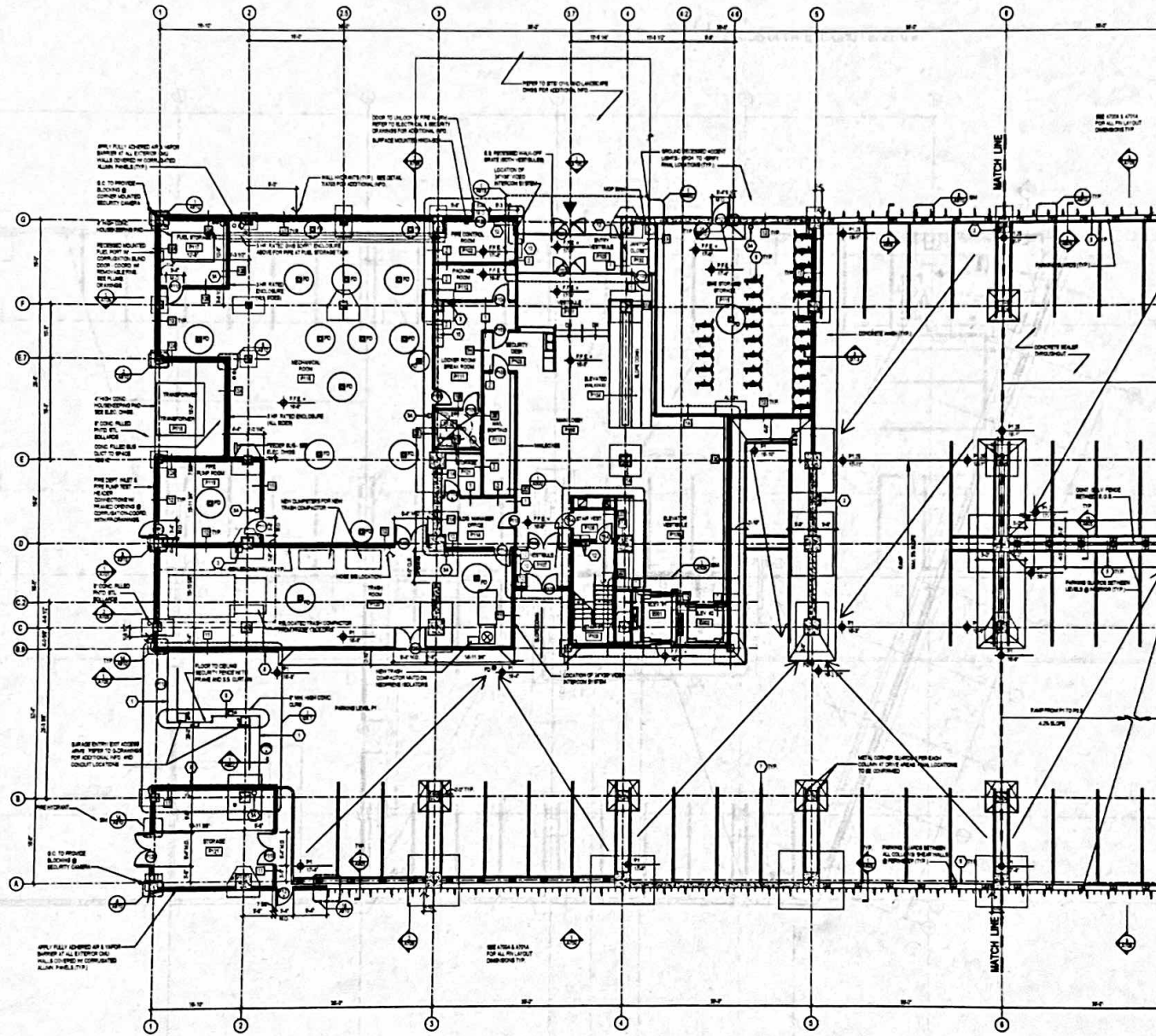
Macallen Building Condominiums
Boston, MA

FLOOR PLAN: PARKING LEVEL 0.5

Project No: 018330.00

A200

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1 FLOOR PLAN: PARKING LEVEL 1 WEST
SCALE: 1/4" = 1'-0"

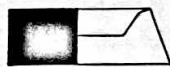
GENERAL NOTES

- REFER TO DRAWING BY 1:2 & 1:1 FOR GENERAL INFORMATION TO GENERAL CONTRACTOR AND 1:1 FOR FINISH DETAILS.
- THESE SHALL BE TO GENERAL CONTRACTOR'S USE ONLY.
- ALL EXPOSED REINFORCING BARS SHALL BE GALVANIZED STEEL. BARS SHALL BE PROTECTED BY AN 1/2" COATING OF GALVANIZED STEEL. REINFORCING BARS SHALL BE USED ON ALL EXPOSED CONCRETE SURFACES.
- ALL EXPOSED WALLS SHALL BE FINISHED WITH 1/2" THICK GYPSUM BOARD. WALLS SHALL BE FINISHED WITH 1/2" THICK GYPSUM BOARD.
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KEY NOTES

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KEYPLAN



100% CONSTRUCTION DOCUMENTS 08/08/05

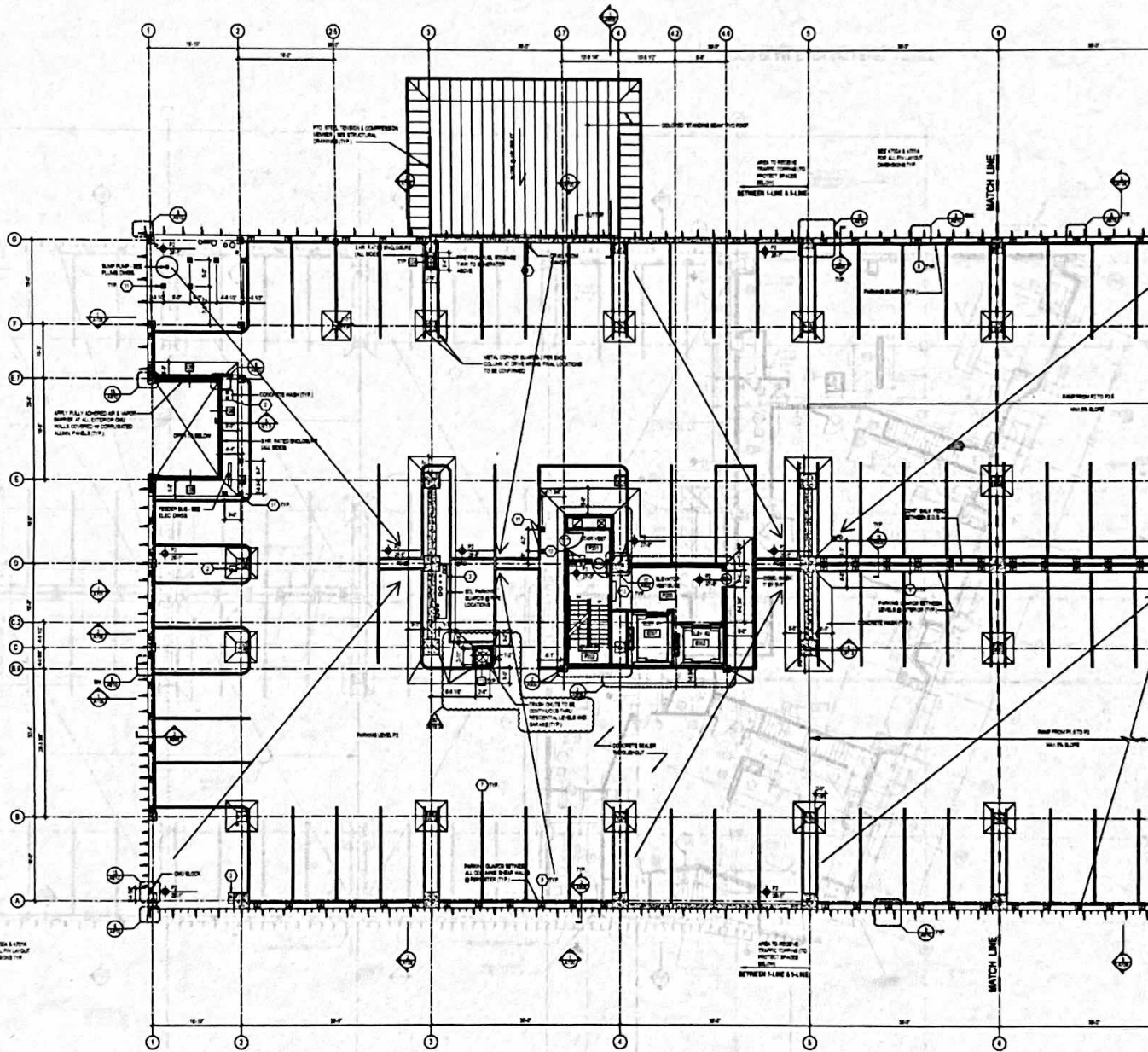
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Macallen Building Condominiums
Boston, MA
FLOOR PLAN: PARKING LEVEL 1 WEST

A201



1 FLOOR PLAN: PARKING LEVEL 2 WEST
SCALE: 1/8" = 1'-0"

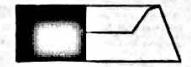
GENERAL NOTES

1. REFER TO DRAWING 101-01-01 FOR GENERAL WORK PERFORMANCE REQUIREMENTS, DIMENSIONS AND 1/4" FOR DIMENSIONS.
2. THERE SHALL BE NO CURBS OR FINISH UNLESS OTHERWISE SPECIFIED.
3. ALL EXPOSED REINFORCING BARS SHALL BE PROTECTED WITH GALVANIZED STEEL PLASTER BOARD OR 1/2" POLYSTYRENE INSULATION AT EXPOSED SURFACES.
4. CONCRETE BEAMS SHALL BE SET ON ALL EXPOSED CONCRETE SLAB SURFACES.
5. ALL EXPOSED WALLS SHALL HAVE FINISHED APPEARANCE AND TOILET SINKS SHALL BE FINISHED AS INDICATED IN PLAN.
6. ALL VERTICAL REINFORCING BARS SHALL BE TIED TO ALL HORIZONTAL REINFORCING BARS AT 12" ON CENTER. ALL REINFORCING BARS SHALL BE TIED TO ALL HORIZONTAL REINFORCING BARS AT 12" ON CENTER. ALL REINFORCING BARS SHALL BE TIED TO ALL HORIZONTAL REINFORCING BARS AT 12" ON CENTER.
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KEY NOTES

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KEY PLAN



100% CONSTRUCTION DOCUMENTS 08/08/05

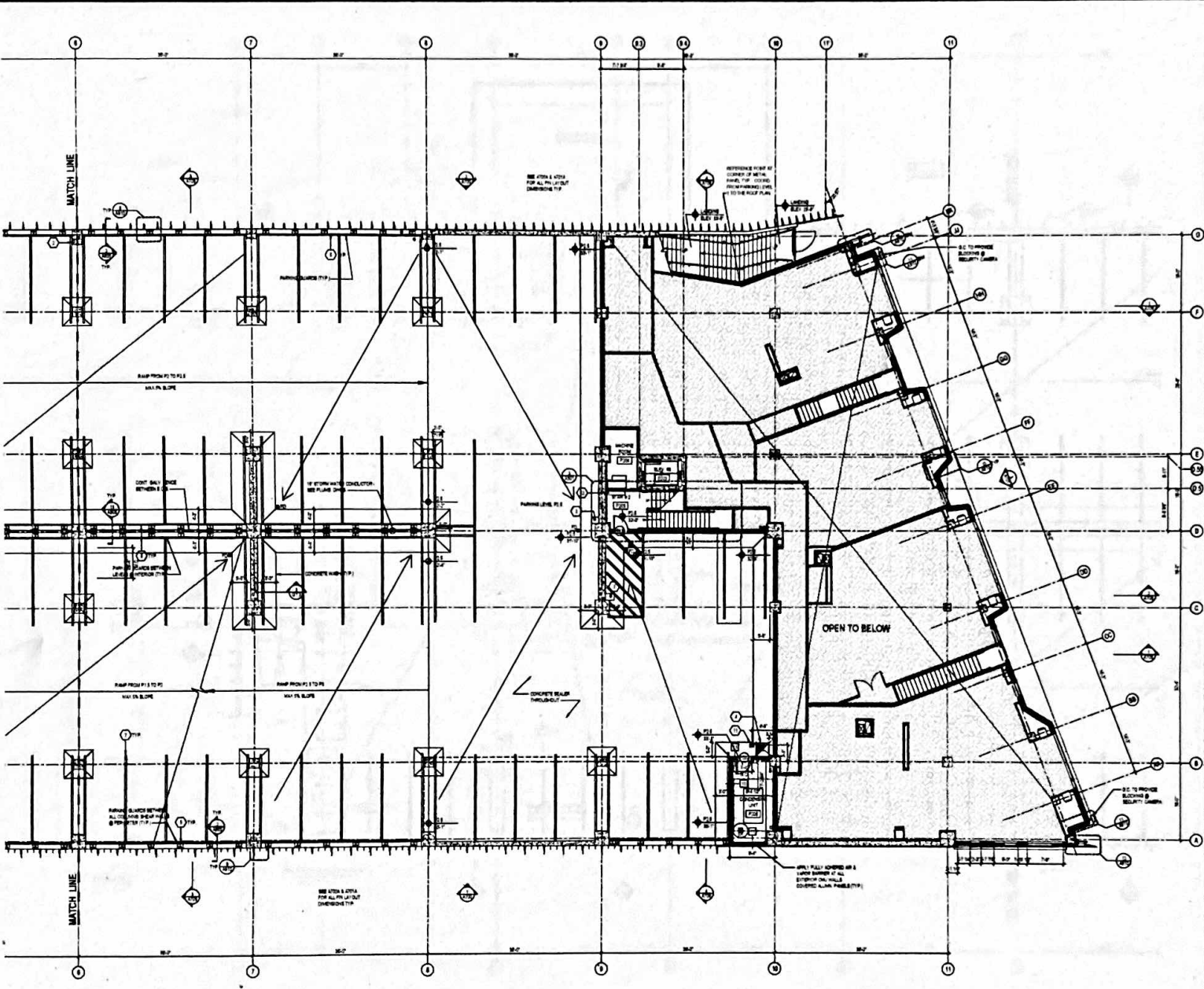
North

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Macallen Building Condominiums
Boston, MA
FLOOR PLAN: PARKING LEVEL 2 WEST

A203



- ### GENERAL NOTES
1. REFER TO DRAWINGS 01 & 02 FOR ADDITIONAL INFO PERTAINING TO FINISHES, PERFORMANCE AND S.D.S. FOR FINISH DETAILS.
 2. THERE SHALL BE NO CURBS IN FINISH UNLESS NOTED OTHERWISE.
 3. ALL EXPOSED FRESH CONCRETE SURFACES SHALL BE PROTECTED WITH 1/4" THICK POLYURETHANE RESIN OR EQUIVALENT. ALL EXPOSED CONCRETE SURFACES SHALL BE PROTECTED WITH POLYURETHANE RESIN OR EQUIVALENT.
 4. CONCRETE BEAR TRUSSES SHALL BE ALL EXPOSED CONCRETE SURFACES.
 5. ALL EXPOSED CONCRETE SHALL HAVE FINISH APPEARANCE AND TOLERANCES SHALL BE AS SHOWN ON THE DRAWINGS.
 6. ALL WALLS SHALL BE FINISHED WITH 1/2" THICK GYP. BOARD. ALL WALLS SHALL BE FINISHED WITH 1/2" THICK GYP. BOARD.
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- ### KEY PLAN
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1 FLOOR PLAN: PARKING LEVEL 2 EAST
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100% CONSTRUCTION DOCUMENTS 08/08/05

North

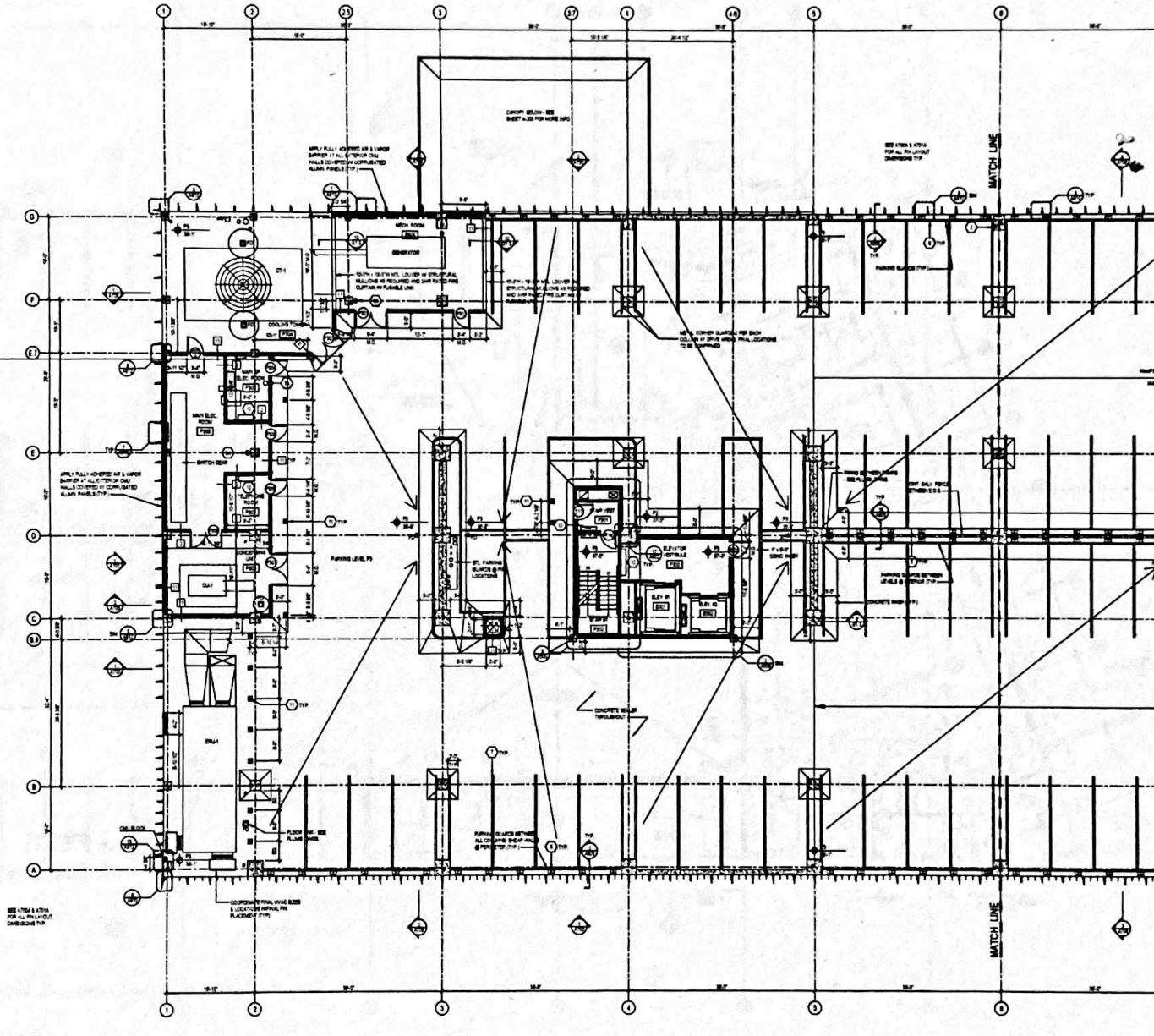
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Macallen Building Condominiums
Boston, MA

FLOOR PLAN: PARKING LEVEL 2 EAST

Project No. 038220 10
A204



1 FLOOR PLAN: PARKING LEVEL 3 WEST
SCALE 1/8"=1'-0"

GENERAL NOTES

- 1 REFER TO DRAWINGS B-1, B-2, B-3 & B-4 FOR ADDITIONAL INFO PERTAINING TO PARKING DRIVEWAYS AND B-11 FOR DRIVE DETAILS
- 2 THERE SHALL BE NO CURBS IN DRIVEWAYS UNLESS NOTED OTHERWISE
- 3 ALL EXPOSED REBAR SHALL BE PROTECTED BY PLASTER SPACER SHALL HAVE GALVANIZED STEEL BARNS BARNES LOCATED BY A MINIMUM OF 1/2" ABOVE REBAR. SERVICE LANE
- 4 CONCRETE WALLS SHALL BE BUILT & ALL EXPOSED CONCRETE IS TO BE FINISHED
- 5 ALL EXPOSED WALLS SHALL HAVE PROPER FINISHES AND TOILET JETTES WALLS SHALL BE FINISHED TO FINISH GRADE
- 6 ALL NON-STRUCTURAL CONCRETE SHALL HAVE A 2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE. ALL CONCRETE SHALL BE FINISHED TO FINISH GRADE UNLESS NOTED OTHERWISE. ALL CONCRETE SHALL BE FINISHED TO FINISH GRADE UNLESS NOTED OTHERWISE.
- 7 ALL NON-STRUCTURAL CONCRETE SHALL HAVE A 2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE. ALL CONCRETE SHALL BE FINISHED TO FINISH GRADE UNLESS NOTED OTHERWISE.
- 8 ALL NON-STRUCTURAL CONCRETE SHALL HAVE A 2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE. ALL CONCRETE SHALL BE FINISHED TO FINISH GRADE UNLESS NOTED OTHERWISE.
- 9 ALL BRICKWORK SHALL HAVE A 2" MINIMUM THICKNESS UNLESS NOTED OTHERWISE. ALL BRICKWORK SHALL BE FINISHED TO FINISH GRADE UNLESS NOTED OTHERWISE.
- 10 FINISHES TO BE PROVIDED FOR ALL WALLS UNLESS NOTED OTHERWISE
- 11 S.C. TO PROVIDE ACCESS SHALL BE PROVIDED FOR ACCESS TO ALL SPECIALIZED MECHANICAL DEVICES EQUIPMENT. S.C. SHALL COORDINATE REQUIREMENTS FOR PRELATER ACCESS UNLESS NOTED OTHERWISE
- 12 ALL BRICK WALLS SHALL BE FINISHED TO FINISH GRADE UNLESS NOTED OTHERWISE. ALL BRICK WALLS SHALL BE FINISHED TO FINISH GRADE UNLESS NOTED OTHERWISE.
- 13 REFER TO RELATED PLANS AND SPECIFICATIONS FOR PLUMBING, ELECTRICAL, MECHANICAL, AND INSULATION MATERIALS AND INSTANT OF CARE, ETC. AND WALL, FLOOR MATERIALS
- 14 JOINTS SHALL BE FINISHED TO FINISH GRADE UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE FINISHED TO FINISH GRADE UNLESS NOTED OTHERWISE.
- 15 ALL BRICK WALLS SHALL BE FINISHED TO FINISH GRADE UNLESS NOTED OTHERWISE. ALL BRICK WALLS SHALL BE FINISHED TO FINISH GRADE UNLESS NOTED OTHERWISE.
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- 17 REFER TO RELATED PLANS AND SPECIFICATIONS FOR PLUMBING, ELECTRICAL, MECHANICAL, AND INSULATION MATERIALS AND INSTANT OF CARE, ETC. AND WALL, FLOOR MATERIALS
- 18 ALL JOINTS SHALL BE FINISHED TO FINISH GRADE UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE FINISHED TO FINISH GRADE UNLESS NOTED OTHERWISE.
- 19 REFER TO RELATED PLANS AND SPECIFICATIONS FOR PLUMBING, ELECTRICAL, MECHANICAL, AND INSULATION MATERIALS AND INSTANT OF CARE, ETC. AND WALL, FLOOR MATERIALS
- 20 ALL BRICK WALLS SHALL BE FINISHED TO FINISH GRADE UNLESS NOTED OTHERWISE. ALL BRICK WALLS SHALL BE FINISHED TO FINISH GRADE UNLESS NOTED OTHERWISE.
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- 27 FINISHES TO BE PROVIDED FOR ALL WALLS UNLESS NOTED OTHERWISE

KEY PLAN

KEY NOTES

- 1 REFER TO NOTES APPLICABLE TO THIS DRAWING ONLY
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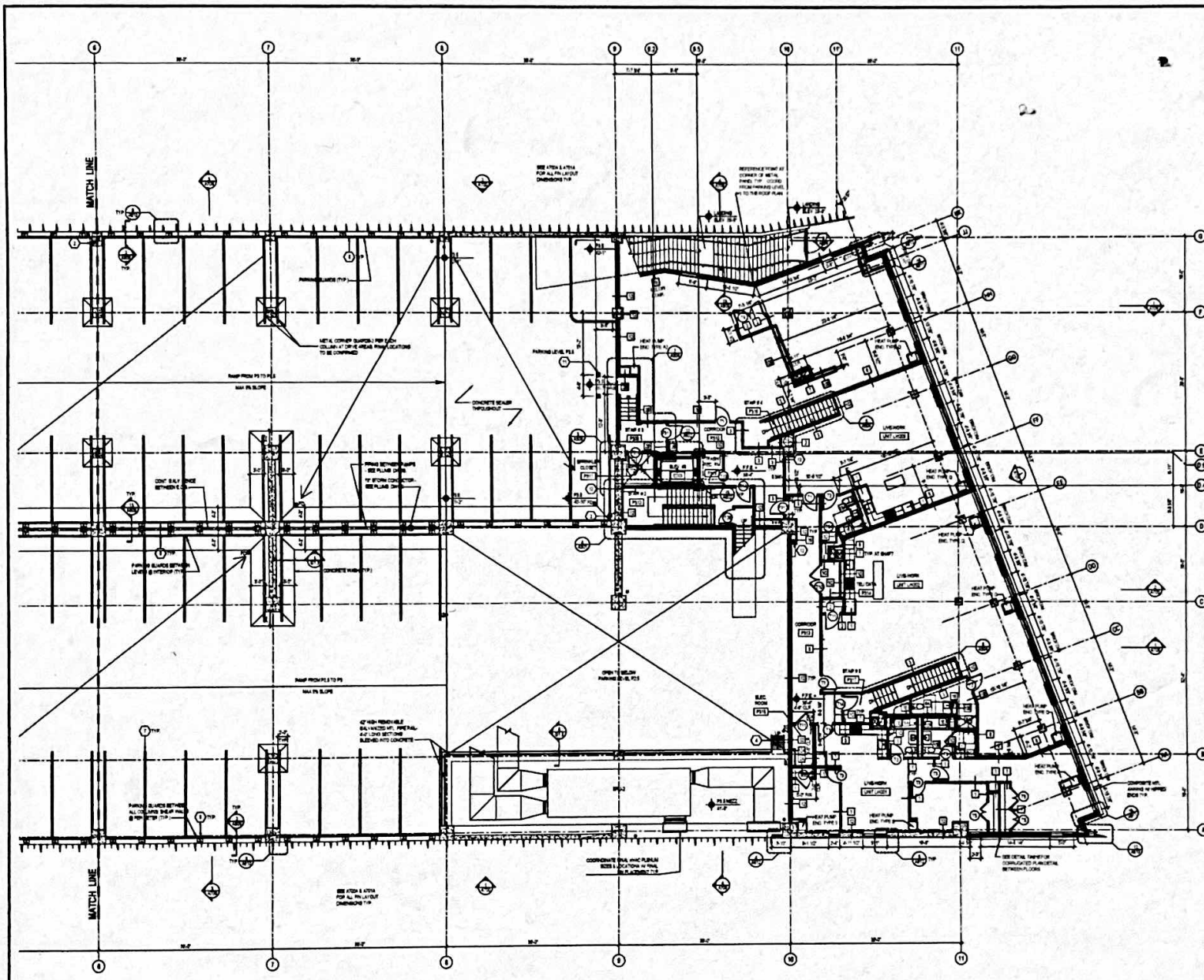
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Tel: 617-552-1811
Fax: 617-552-1813

Macallen Building Condominiums
Boston, MA
FLOOR PLAN: PARKING LEVEL 3 WEST

100% CONSTRUCTION
DOCUMENTS 08/08/05

A205



1 FLOOR PLAN: PARKING LEVEL 3 EAST
SCALE 1/8" = 1'-0"

- ### GENERAL NOTES
- 1 REFER TO DRAWING 811 011 201.3 FOR ADDITIONAL INFO PERTAINING TO FINISHES, DIMENSIONS AND SCHEDULES FOR GARAGE OFFICE.
 - 2 THERE SHALL BE NO CURBS IN GARAGE UNLESS NOTED OTHERWISE.
 - 3 ALL GARAGE FLOOR FINISHES EXCEPT FLOOR SPACES SHALL BE POLISHED CONCRETE SURFACES. FLOOR SPACES SHALL BE POLISHED CONCRETE SURFACES.
 - 4 ALL EXPOSED WALLS SHALL HAVE FINISHES APPLICABLE TO THE GARAGE OFFICE.
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- ### KEY NOTES
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KEY PLAN

100% CONSTRUCTION DOCUMENTS
08/08/05

A206

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Macallen Building Condominiums
Boston, MA
FLOOR PLAN: PARKING LEVEL 3 EAST

**COURT SQUARE PRESS BUILDING CONDOMINIUM
MANAGEMENT AGREEMENT**

THIS MANAGEMENT AGREEMENT ("Agreement"), is made as of the 1st day of September, 2022, by and between **COURT SQUARE PRESS BUILDING CONDOMINIUM TRUST** (the "Owner"), acting by and through its **BOARD OF TRUSTEES** (the "Trustees"), and **BAYBERRY MANAGEMENT LLC**, with a place of business located at 141 Dorchester Ave., Unit 1, Boston, MA 02127 (the "Manager").

WITNESSETH:

WHEREAS, Owner is the association of unit owners (the "Unit Owners") of Court Square Press Building Condominium Trust (the "Trust"), a condominium trust created pursuant to Court Square Press Building Condominium Declaration of Trust and its By-Laws (the "Declaration") recorded with Suffolk County Registry of Deeds in Book 33093, Page 184, the Court Square Press Building Condominium Trust Master Deed (the "Master Deed") recorded with said Deeds in Book 33093, Page 137, and Chapter 183A of the General Laws, which is comprised of two hundred seventy residential units, 6 commercial units (collectively, the "Units"), and other attendant facilities located at 9 West Broadway & 141 Dorchester Ave, South Boston, MA, the ("Property");

WHEREAS, the orderly and uniform administration, maintenance, appearance, upkeep, management, and regulation of the Property is necessary and essential for the preservation and promotion of the interest of the unit owners in the Trust, the protection of economic values thereof, including the value of the Trust's property and the convenience and well-being of the Unit Owners;

WHEREAS, the Trustees deem it necessary and appropriate to appoint a manager;

WHEREAS, the Trustees, pursuant to the Declaration, are authorized to appoint a manager or managing agent to permit and facilitate the management and regulation of the Property; and

WHEREAS, the Trustees, pursuant to the Declaration, and the Manager, have the power and are authorized to enter into this Agreement;

NOW, THEREFORE, in consideration of the foregoing promises and the mutual promises and covenants herein made, it is agreed as follows:

1. **Appointment.** The Trustees hereby appoint the Manager as the exclusive managing agent of the Property, and the Manager does hereby accept appointment on the terms and conditions hereinafter provided.
2. **Term.** This Agreement shall be in effect from the date hereof for a term of six (6) months (the "Initial Term") unless sooner terminated as provided herein, and shall thereafter automatically renew for successive twelve (12) month periods (each a "Renewal Term"), subject to adjustment of the Management Fee (as defined in Section 3(i)) and unless either the Trustees or the Manager shall give written notice to the other of the cancellation or termination of this Agreement at least sixty (60) days prior to the end of the Initial Term or a Renewal Term. Notwithstanding the foregoing, either party hereto shall have the right to cancel and terminate this Agreement during the Initial Term and any Renewal Term as follows:

(a) for cause (which shall mean either (i) breach and/or nonperformance under this Agreement, or (ii) violation of, and/or failure to abide by, any governmental law, code, ordinance or order) upon ten (10) days written notice, without cure of such cause by the offending party within such ten-day period: or