



A. GENERAL APPLICATION INFORMATION

1. Project Location

538 E. First St a. Street Address	South Boston b. City/Town	02127 c. Zip Code
f. Assessors Map/Plat Number		0603404000 g. Parcel/Lot Number

2. Applicant

Geoffrey a. First Name	Caraboolad (Manager) b. Last Name	Holland Brands South Boston, LLC c. Company	
55 Henshaw St d. Mailing Address			
Boston e. City/Town		MA f. State	02135 g. Zip Code
617-787-1158 h. Phone Number	i. Fax Number	gsc@metriccorp.com j. Email address	

3. Property Owner

Debbie a. First Name	Stone b. Last Name	8300 Woodland, LLC c. Company	
314 Belmont Ave d. Mailing Address			
Greenville e. City/Town		SC f. State	29601 g. Zip Code
864-325-3409 h. Phone Number	i. Fax Number	stoneds@aol.com 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	
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	45
Exempt Spaces		Residential Included Spaces	
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: 0	Number of Showers: 0
Number of Short-Term Bicycle Spaces: 8	Bikeshare Station Size and Contribution: 0
Number of Lockers: 8	Other Amenities (Please List):

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 checked="" 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: 36	Total Parking Facility Square Footage: 1,408
Number of New Spaces: 0	Ratio of Residential Spaces to Units:
Number of Existing Spaces: 45	(Optional) Number of Spaces Returned:

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

Residential Sqft:	Retail Sqft: 3,409
Office/Admin Sqft: 3,540	Institutional Sqft:
Industrial Sqft:	Lodging Sqft:

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.)



City of Boston
Environment


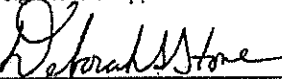
PARKING FREEZE APPLICATION FORM

Air Pollution Control Commission

APCC Permit Number _____

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.

	1/5/23
Signature of Applicant	Date
	1/6/2023
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.

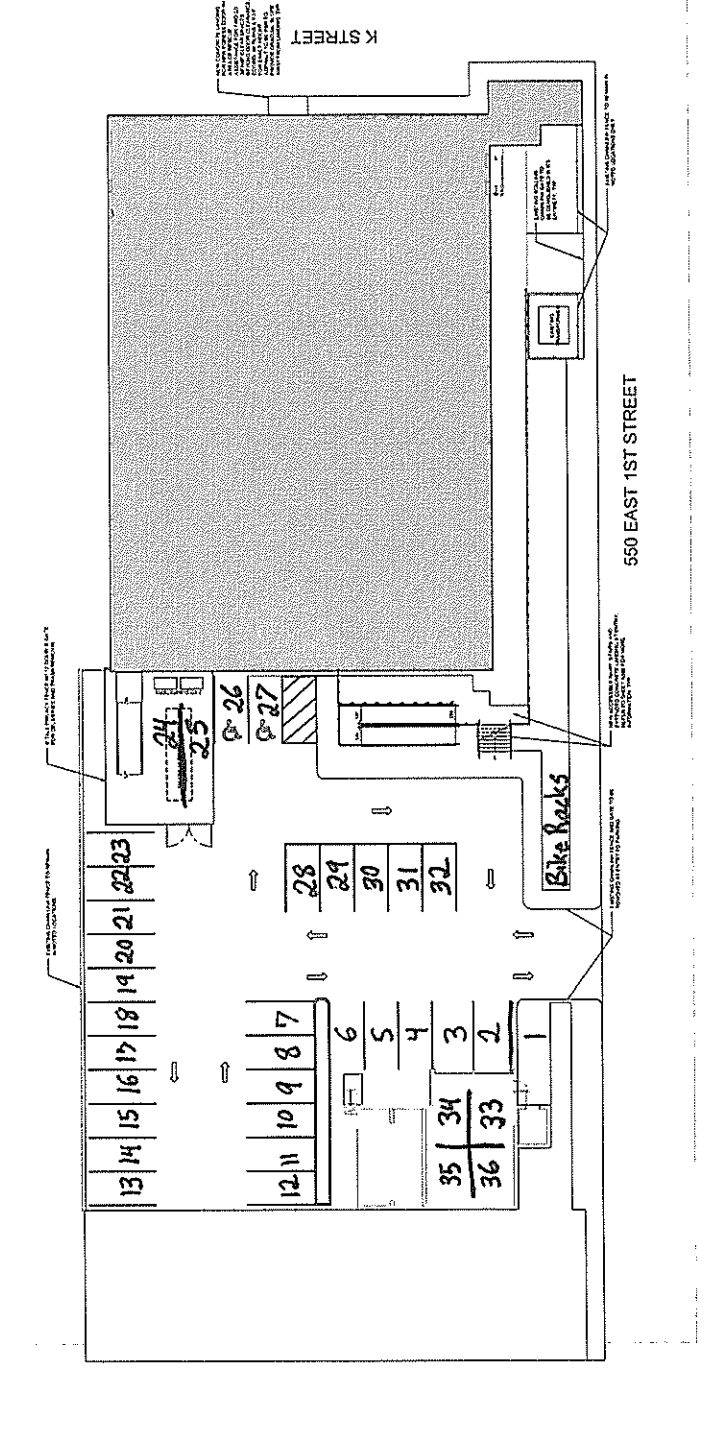
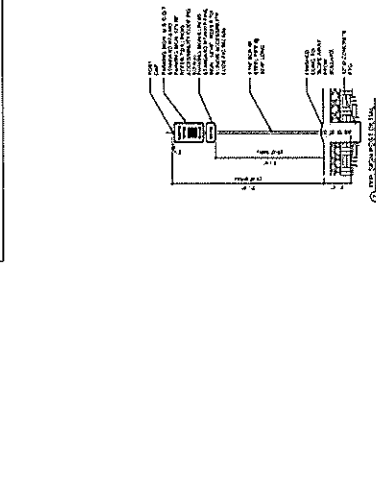
NOTE
 ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BOSTON PERMITS DEPARTMENT REGULATIONS AND THE MASSACHUSETTS STATE REGULATIONS.
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BKA ARCHITECTS
 100 STATE STREET
 BOSTON, MA 02109
 TEL: 617.552.1234
 WWW.BKAARCHITECTS.COM

NATIVE SUN
 123 EAST 1ST STREET
 BOSTON, MA

PERMITTED STRUCTURAL SITE PLAN
 123 EAST 1ST STREET
 BOSTON, MA 02109
 2022.05

A 100



550 EAST 1ST STREET
 K STREET

PERMITTED STRUCTURAL SITE PLAN
 123 EAST 1ST STREET
 BOSTON, MA 02109
 2022.05

A 100

Holland Brands SB, LLC
55 Henshaw St. Boston, MA 02135

DATE: January 9th 2023

City of Boston
Air Pollution Control Commission
1 City Hall Square
Boston, MA 02201
Address: 538-550 E. First St South Boston, MA

To whom it may concern,

This letter is a request to modify the Parking Freeze permits for 538-550 East First St in South Boston. These permits have been in place for many years and Holland Brands SB, LLC, as tenant, has the property owners' approval (8300 Woodland, LLC) to submit this application on its behalf.

HBSB will be opening a retail dispensary on this site that has been vacant for many years. Cleaning up the parking lot and improving the traffic flow for customers and deliveries is part of the attached site plan. Previously, the site had 45 parking freeze spaces and HBSB is requesting 36 spaces. The parking area covers approximately 14,000 SF and the scope includes demolishing a smaller out building, regrading and repaving the parking area. This short form permit has been issued by ISD.

HBSB is planning on installing bike racks on the site for local temporary use. HBSB has also committed to working with neighbors to provide off street parking during nonbusiness hours.

Thank you for taking the time to review this letter and consider approving our application.

Please feel free to reach out with any additional questions.

Regards,

Geoffrey Caraboolad, Manager

Holland Brands SB, LLC

(O) 617-787-1158

gsc@metriccorp.com

Peter Bohlin

From: StoneDS@aol.com
Sent: Friday, January 6, 2023 3:07 PM
To: Peter Bohlin
Subject: Parking Freeze Application
Attachments: APCCsignedApplication1.2023.pdf

To: Holland Brands South Boston, LLC
From: Deborah S. Stone
January 6, 2023

Holland Brands has permission to file this application with the APCC regarding the Parking Freeze.

Assessing On-Line

[« New search](#)
[Map](#)

Parcel ID:	0603404000
Address:	538 E FIRST ST BOSTON MA 02127
Property Type:	Commercial
Classification Code:	0316 (Commercial Property / WAREHOUSE /DISTRIB)
Lot Size:	39,990 sq ft
Living Area:	17,457 sq ft
Year Built:	1899
Owner on Saturday, January 1, 2022:	8300 WOODLAND LLC
Owner's Mailing Address:	550 E FIRST ST SOUTH BOSTON MA 02127
Residential Exemption:	No
Personal Exemption:	No

Value/Tax
Assessment as of Saturday, January 1, 2022,
statutory lien date.

FY2023 Building value:	\$2,053,600.00
FY2023 Land Value:	\$884,500.00
FY2023 Total Assessed Value:	\$2,938,100.00

FY2023 Tax Rates (per thousand):

- Residential:	\$10.74
- Commercial:	\$24.68

FY2023 Gross Tax:	\$72,512.31
Community Preservation:	\$700.44
- Residential Exemption:	\$0.00
- Personal Exemption:	\$0.00
+ 38D Penalty:	\$250.00
FY2023 Net Tax:	\$73,462.75

Abatements/Exemptions

To file an **Abatement** Application for FY2023
click [here](#). The deadline for submission is
Wednesday, February 1, 2023.

This type of parcel is not eligible for a
residential or personal exemption.

Current Owner
1 8300 WOODLAND LLC

Owner information may not reflect any changes
submitted to City of Boston Assessing after
December 16, 2022.

Value History

Fiscal Year	Property Type	Assessed Value *
2023	Commercial	\$2,938,100.00
2022	Commercial	\$2,589,500.00
2021	Commercial	\$2,517,800.00
2020	Commercial	\$2,220,500.00
2019	Commercial	\$2,038,500.00
2018	Commercial	\$1,955,500.00
2017	Commercial	\$1,825,500.00
2016	Commercial	\$1,602,000.00
2015	Commercial	\$1,397,000.00
2014	Commercial	\$1,318,000.00
2013	Commercial	\$1,312,500.00
2012	Commercial	\$1,302,000.00
2011	Commercial	\$1,302,000.00
2010	Commercial	\$1,250,000.00
2009	Industrial	\$1,313,000.00
2008	Industrial	\$1,313,000.00
2007	Industrial	\$1,220,500.00
2006	Industrial	\$1,125,000.00
2005	Industrial	\$1,007,500.00
2004	Industrial	\$946,000.00
2003	Industrial	\$882,500.00
2002	Industrial	\$882,500.00
2001	Industrial	\$703,500.00
2000	Industrial	\$459,000.00
1999	Industrial	\$459,000.00
1998	Industrial	\$459,000.00
1997	Industrial	\$430,500.00
1996	Industrial	\$410,000.00
1995	Industrial	\$400,500.00
1994	Industrial	\$391,000.00
1993	Industrial	\$391,000.00
1992	Industrial	\$412,000.00
1991	Industrial	\$481,500.00
1990	Industrial	\$481,500.00
1989	Industrial	\$481,500.00
1988	Industrial	\$363,000.00
1987	Industrial	\$330,000.00
1986	Industrial	\$300,000.00

1/9/23, 9:28 AM

Parcel 0603404000 - City of Boston

1985 Industrial \$240,400.00

* Actual Billed Assessments

[View Quarterly Tax Bill and Payment Information for this parcel for FY2022 and FY2023.](#)

[View approved building permits associated with this parcel.](#)

Questions? For CURRENT fiscal year tax bill Questions, contact the Taxpayer Referral & Assistance Center. For PRIOR fiscal year tax payments, interest charges, fees, etc. contact the Collector's office at 617-635-4131.

CERTIFICATE OF ORGANIZATION

OF

8300 WOODLAND LLC

Pursuant to Section 12 of the Massachusetts Limited Liability Company Act, the undersigned hereby certifies that:

FIRST: The name of the limited liability company is:

8300 WOODLAND LLC (the "Company")

SECOND: The address of the office of the Company at which its records will be maintained is: 550 East First Street, Boston, MA 02127.

THIRD: The name and business address of the agent for service of process of the Company is: Anne E. Sullivan, 550 East First Street, Boston, MA 02127.

FOURTH: The Company has no specific date of dissolution.

FIFTH: The name and business address of each Manager of the Company is:

Anne E. Sullivan, 550 East First Street, Boston, MA 02127

Thomas J. Sullivan, 550 East First Street, Boston, MA 02127

Deborah S. Stone, 550 East First Street, Boston, MA 02127

SIXTH: The name and business address of each person who is authorized to execute documents to be filed with the Corporations Division of the Office of the Secretary of the Commonwealth is as follows:

Anne E. Sullivan, 550 East First Street, Boston, MA 02127

Thomas J. Sullivan, 550 East First Street, Boston, MA 02127

Deborah S. Stone, 550 East First Street, Boston, MA 02127

Stephen Ziobrowski, Esq., Day Pitney LLP, One International Place, Boston, MA 02110

SEVENTH: The general character of the Company's business is to own, hold, develop, improve, and manage real property, and all matters related thereto, and to engage in any lawful act or activity for which limited liability companies may be formed under the Massachusetts Limited Liability Company Act.

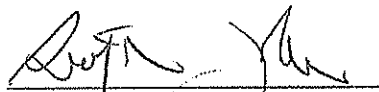
EIGHTH: The name and business address of each person who is authorized to execute, acknowledge, deliver and record any recordable instrument on behalf of the Company purporting to affect an interest in real property, whether to be recorded with a registry of deeds or a district office of the Land Court is as follows:

Anne E. Sullivan, 550 East First Street, Boston, MA 02127

Thomas J. Sullivan, 550 East First Street, Boston, MA 02127

Deborah S. Stone, 550 East First Street, Boston, MA 02127

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Organization this 7th day of May, 2019.



Stephen Ziobrowski
Authorized Person

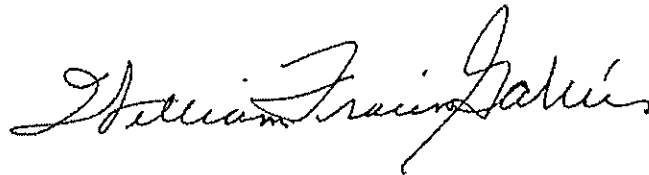
ACCEPTANCE OF APPOINTMENT AS RESIDENT AGENT

I, Anne E. Sullivan, do hereby consent to my appointment as resident agent of 8300 Woodland LLC pursuant to G.L. c 156C § 12.

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

May 07, 2019 04:10 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large, prominent initial "W".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

Holland Brands SB LLC

55 Henshaw Street
Brighton MA 02135

Needham Bank



53-7353/2113

1/9/2023

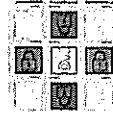
PAY TO THE
ORDER OF City of Boston

\$ **720.00

Seven Hundred Twenty and 00/100*****

DOLLARS

City of Boston
Air Pollution Commission
1 City Hall Plaza, Rm 709
Boston, MA 02201



[Handwritten Signature]
AUTHORIZED SIGNATURE

Security features. Details on back.

MEMO

538-550 E. First Street, E. Boston MA

⑈002004⑈ ⑆211373539⑆ 591662517⑈

Holland Brands SB LLC

2004

City of Boston

Date Type Reference
1/9/2023 Bill

Original Amt.
720.00

Balance Due
720.00

1/9/2023
Discount
Check Amount

Payment
720.00
720.00

Needham Bank

538-550 E. First Street, E. Boston MA

720.00