



Massachusetts Housing Finance Agency  
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September 12, 2022

The Honorable Ruthanne Fuller  
Mayor  
City of Newton  
1000 Commonwealth Avenue  
Newton, MA 02459-1449

RE: **Proposed 40B—528 Boylston  
Newton, MA  
MH ID No. 1161**

Dear Mayor Fuller:

MassHousing is currently reviewing an application for Site Approval submitted by Toll 528 Boylston LLC (the Applicant). The proposed development will consist of 244 units of rental housing on approximately 5.82 acres of land located at 528 Boylston Street in Newton, MA.

The site approval process is offered to project sponsors who intend to apply for a Comprehensive Permit under Chapter 40B. MassHousing's review involves an evaluation of the site, the design concept, the financial feasibility of the proposal, and the appropriateness of the proposal in relation to local housing needs and strategies. As part of our review, we are soliciting comments from the local community, and we would appreciate your input. You also may wish to include in your response, issues or concerns raised by other Local Boards, officials, or other interested parties. Pursuant to the new Massachusetts General Laws Chapter 40B regulations (760 CMR 56.00) your comments may include information regarding municipal actions previously taken to meet affordable housing needs such as inclusionary zoning, multifamily districts adopted under G.L. c.40A and overlay districts adopted under G.L. c.40R. Your comments will be considered as part of our review.

We have been informed by the Applicant that the City has received a copy of the application and site plans for 528 Boylston. Please inform us of any issues that have been raised or are anticipated in the City's review of this application. We request that you submit your comments to this office by Wednesday, October 12, 2022, so we may process this application in a timely manner.

During the course of its review, MassHousing will conduct a site visit, which Local Boards, as defined in 760 CMR 56.02, may attend. The site visit for 528 Boylston has been tentatively scheduled for Wednesday, September 21<sup>st</sup> at 12:30pm. Please notify me promptly if any representatives of your office or if other Local Boards plan to attend the scheduled site visit.

Please note that if and when an application is submitted for a comprehensive permit, assistance is available to the Zoning Board of Appeals (ZBA) to review the permit application. The Massachusetts Housing Partnership's (MHP) Ch. 40B Technical Assistance Program administers grants to municipalities for up to \$15,000 to engage qualified third-party consultants to work with the city's ZBA in reviewing the Chapter 40B proposal. For more information about MHP's technical assistance grant visit MHP's web site, [www.mhp.net/40B](http://www.mhp.net/40B) or e-mail MHP at [emcgurren@mhp.net](mailto:emcgurren@mhp.net).

If you have any questions, please do not hesitate email me at [kmiller@masshousing.com](mailto:kmilller@masshousing.com).

Thank you for your assistance.

Sincerely,

Kat Miller  
Planning and Programs Specialist

cc: Jennifer Caira, Deputy Director of Planning & Development