



**SELECT BOARD**  
**Town Offices**  
**50 Billerica Road**  
**Chelmsford, MA 01824-2777**  
**(978) 250-5202**

Patrick J. Maloney, Chair  
Pat Wojtas, Vice Chair

Aaron D. Cunningham, Clerk  
Jeffrey A. Hardy

March 19, 2026

Keith McDonald  
SCG Development Partners, LLC  
8245 Boone BLVD Ste 640  
Tysons, VA 22162

David Hedison  
Chelmsford Arms Residences Limited Partnership  
10 Wilson St  
Chelmsford, MA 01824

Sent Via USPS and Email

RE: Application for Chapter 40B Project Eligibility Letter – Chelmsford Arms Residences

Dear Keith McDonald and David Hedison:

The Select Board is in receipt of a copy of your application to the Executive Office of Housing Livable Communities (“EOHLC”) on behalf of CHOICE Housing Opportunities for Intergenerational and Community Endeavors, Inc. (“CHOICE”), for a Chapter 40B Project Eligibility Letter for Chelmsford Arms Residences to be located at 1 Smith Street. The existing sixty-four unit senior housing will be replaced with a three story, ninety-six unit modernized senior housing.

The Select Board invites you to attend its meeting at **6:00 PM on March 30, 2026** in room 204 of the Town Offices at 50 Billerica Road to discuss the project. You may attend in person or virtually. The agenda can be accessed after 4:00 PM on March 26, 2026 at [www.chelmsfordma.gov](http://www.chelmsfordma.gov). If you would like to attend remotely, please email [TMOffice@Chelmsfordma.gov](mailto:TMOffice@Chelmsfordma.gov) by 12:00 PM (Noon) on March 30, 2026. The Board will solicit staff input prior to the meeting in consideration of their letter of response to EOHLC.

This meeting is being held to facilitate the 30-day Local Comment Period phase of the application process. The application documents are available on the Town’s website at <https://www.chelmsfordma.gov/DocumentCenter/Index/2015> to ensure that interested residents can have access to the information so they can comment if they wish. It should be noted, however, that this is not a public hearing. In accordance with Chapter 40B, a public hearing will be held by the Zoning Board of Appeals after they have received your comprehensive permit application.

Sincerely,

Patrick J. Maloney, Chair

cc: Abutters within 300 feet