11/3/2025

Ms. Kristy Senatori
Cape Cod Commission
3225 Main St
Barnstable, MA 02630

Dear Ms. Senatori:

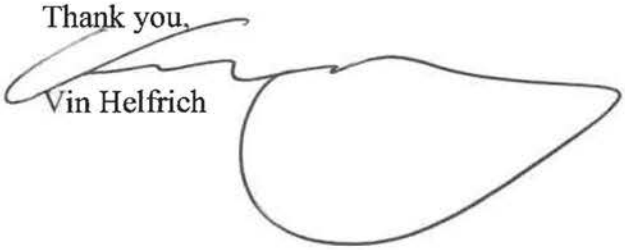
I am writing to express my support for the proposed redevelopment plan submitted by Snow Inn Development. The development team has engaged deeply and regularly with the community and the current proposal reflects that deeply.

Our economy is lucky to have robust resort and seasonal players, and the Wychmere resort is no exception. They are employing our friends, family and neighbors – and will grow their jobs number with this proposal, if approved. And they also bring great economic benefit to other businesses – shops, restaurants and services – throughout Harwich.

Plain and simple, this is a true collaboration. The developers have listened and made adjustments and updates to their approach. The redevelopment will bring more economic benefits, environmental updates, traffic and parking improvements and will overall make Snow Inn Road safer and more walkable.

I am appreciative of this opportunity to submit my support and ask that you don't hesitate to contact me should you or the Commission want to discuss further.

Thank you,



Vin Helfrich

11/3/25

RECEIVED

NOV - 5 2025

CAPE COD COMMISSION

From: Francis Orlando <francis.orlando@gmail.com>
Sent: Wednesday, November 5, 2025 12:38 PM
To: Kristy Senatori <ksenatori@capecodcommission.org>
Subject: Support for the Snow Inn Redevelopment and Expansion Proposal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

November 5, 2025

Kristy Senatori
Executive Director
Cape Cod Commission
3225 Main Street
Barnstable, MA 02630

Re: Support for the Snow Inn Redevelopment and Expansion Proposal

Dear Ms. Senatori,

As a Harwich homeowner and member of the Wychmere Beach Club, I am writing to express my strong support for the revised Snow Inn redevelopment proposal. Over the years, I have seen firsthand how thoughtful, well-executed projects can enhance our community, protect our natural environment, and sustain the character that makes Harwich so special. This proposal does all three.

The team behind this effort has clearly listened to community feedback and made significant, meaningful improvements. By reducing the overall building size, relocating the wastewater system outside the floodplain, and enhancing circulation and access, they've demonstrated a genuine commitment to balancing progress with preservation. The planned state-of-the-art wastewater treatment facility—expected to reduce nitrogen discharge by nearly 70 kilograms per year—represents an environmental investment that will directly benefit Wychmere Harbor and surrounding waters for decades to come.

Equally important, the project's updated traffic and parking measures, including off-site employee parking, delivery relocation, and expanded valet services, show a real understanding of neighborhood concerns. These steps will meaningfully reduce vehicle trips along Snow Inn Road and make our area safer and more enjoyable for everyone.

I also appreciate the developers' attention to long-term coastal resiliency. Ensuring no new habitable development within the floodplain and elevating all new guest accommodations above current standards demonstrates responsible planning and respect for Harwich's vulnerable coastal landscape.

As both a resident and active community member, I believe this project will bring lasting environmental, economic, and aesthetic benefits to Harwich. It represents the kind of thoughtful redevelopment that strengthens our town's vitality while preserving its coastal heritage.

For these reasons, I respectfully urge the Cape Cod Commission to approve this updated application. It is a forward-looking, environmentally responsible project that aligns beautifully with Harwich's values and long-term vision.

With appreciation for your consideration,

Sincerely,

Francis and Ashley Orlando
24 Victory Drive
Harwich Port, MA 02646

GSG
Guthrie Schofield Group

Kristi Senatori
Executive Director
Cape Cod Commission
Regulatory Department
P.O. Box 226
Barnstable, MA 02630

Dear Kristi,

I hope this letter finds you well. I am writing to express my strong support for the redevelopment of the Wychmere Harbor Beach Club.

The owners along with their team have thoughtfully and painstakingly redesigned this project, ensuring it will not only protect but also enhance the local environment along with also contributing significantly to the local economy.

This redevelopment initiative promises to generate additional tax revenue that our town desperately needs. All anyone has to do is look at how the tax revenues have gone up significantly when Wequassett was allowed to engage in smart growth.

This will create more year-round job opportunities, addressing a critical issue we face in the Cape, where seasonal employment often leaves our workforce vulnerable. Furthermore, it aligns with the principles of smart growth, which is essential for maintaining the unique charm and character of Cape Cod.

As a former resort manager of Wequassett Resort and Golf Club, Chatham Bars Inn and Wychmere Beach Club, I am acutely aware of the challenges that these resorts and frankly most businesses encounter in attracting and retaining employees. The proposed redevelopment will not only help alleviate these struggles but foster overall economic development in the region.

By investing in our local infrastructure and services, we can ensure that Cape Cod remains a vibrant and sustainable destination for both residents and visitors alike.

I encourage the Cape Cod Commission to approve this project, as it represents a significant step toward the long-term sustainability of our cherished Cape. The vision behind the Wychmere Harbor Beach Club redevelopment is one that honors our community's heritage while preparing for a prosperous future.

Thank you for considering this important initiative.

Sincerely,

Tony Guthrie | tguthrie@robertpaul.com
Managing Partner | Guthrie Schofield Group
Berkshire Hathaway Homeservices Robert Paul Properties

November 10, 2025

Subject: Approval for Hotel Expansion Development

Dear Cape Cod Commission,

I am writing to you all again to Further express my support of the proposed hotel expansion in HarwichPort. I am eager to see the benefits that will come with this growth, both for the hotel and for the broader community, like additional employment for locals and more visitors to the stores driving the local economy. Harwich needs this hotel to remain competitive in the Cape hotel space. As of now, most hotel stays generated from events at Wychmere occur in Chatham, taking revenue away from Harwich. With this new expansion, Harwich will be able to keep the event guest dollars in the local community.

I very much believe that this expansion will be a positive asset for Harwich, enhancing the visitors' experience while contributing to the local economy and the community's long-term success. Again, I support moving forward with the development and trust that the thoughtful planning behind it will lead to lasting benefits for the area.

Thank you for your time and consideration.

Jamie Block

RECEIVED
NOV 14 2025
CAPE COD COMMISSION

RECEIVED

NOV 14 2025

CAPE COD COMMISSION

Daniel Wolf
94 Nathan Walker Road
Harwich, MA 02645

November 10, 2025

Ms. Kristy Senatori, Executive Director
Cape Cod Commission
3225 Main St
Barnstable, MA 02630

Re: Support for the Snow Inn Redevelopment Proposal

Dear Ms. Senatori:

As a resident of Harwich for over 40 years, I am very familiar with the Snow Inn property and the former Thompson's Clam Bar and Snow Inn Hotel and Beach resort. For years, the property was one of the largest and most popular tourist destinations on the lower Cape and guests enjoyed waterfront dining and hotel stays while enjoying Wychmere Harbor and Nantucket Sound.

I have spent my adult life here on Cape Cod as a strong advocate for environmental protection, climate readiness and resilience. I had the opportunity to represent the Cape and Islands as State Senator for three terms commencing in 2010, and during my tenure one of my main priorities was the relationship between our economy and our environment. For this reason, I care deeply about issues related to infrastructure, wastewater and climate adaptation. Today, I am writing to express my support for the for the Snow Inn redevelopment proposal.

Again, I strongly believe that the "environment is the economy on Cape Cod" and that as residents, and business leaders we must support innovative and thoughtful development projects that are designed to reduce environmental impacts while providing economic opportunities.

The Snow Inn redevelopment project demonstrates a clear commitment to safeguarding our coastline and local waterways. Its state-of-the-art wastewater system is expected to reduce nitrogen discharge by nearly 69 kilograms each year, directly improving water quality in Wychmere Harbor. Additionally, the flood-resilient design

and Low Impact Development practices will help manage stormwater, protecting Merkel Beach and neighboring properties from flooding and erosion. These measures will not only preserve Harwich's natural beauty but also support the long-term health of our local ecosystems.

By prioritizing sustainable practices, the proposal shows that development can coexist with environmental stewardship. The careful planning behind this project reflects a genuine effort to enhance both our community and its surrounding natural resources.

As a Harwich resident and environmentalist, I hope the Cape Cod Commission recognizes the care and environmental stewardship behind this proposal and supports this application.

Sincerely,



Dan Wolf

CHATHAM ORPHEUM THEATER
Your Nonprofit Community Theater

November 11, 2025

Ms. Kristy Senatori, Execute Director
Cape Cod Commission
Regulatory Department
PO Box 226
Barnstable, MA 02630

Re: Wychmere Beach Club Hotel

Dear Ms Sanatori,

Good day, I am writing on behalf of our widely recognized nonprofit, Chatham Orpheum Theater (COT). Our Board is strongly in support of management's efforts to build a boutique hotel on their property.

Our theater is located in an adjacent town, perhaps 7 miles away but greatly influenced by tourism throughout the Lower Cape Cod region. Integral to our mission statement is the commitment to provide first-run community entertainment, educational and outreach programs at prices by necessity below costs to maximize participation. Bringing affluent people with discretionary income to our backyard greatly supports our efforts. We serve senior citizens in assisted living facilities, youth being introduced to the cultural arts, usually for free, other nonprofits raising funds for ALS research, families living with members on the spectrum or disabled, garden clubs, among well over 50 groups depend on us for enhanced visibility. The people behind this hotel effort have demonstrated what it means to be good "corporate citizens." They give back and perhaps more importantly, are leaders in elevating the strength of community commitment.

In addition to bringing people to our beautiful backyard, this new hotel will provide jobs, stable employment and a multiplier effect on the Lower Cape economy: all good news. Reviewing the proposed architecture, you can see its tasteful, blending internal amenities with external homage to our New England sensibilities. I personally know a few members of their beach and tennis club whose comments fully support my thoughts. The owners "walk the talk" and place customer satisfaction at the top of their intentions.

Success breeds success, attention to detail leads to greater success in the community. Our experience in working with and benefiting from community involvement leads us to strongly recommend you move forward with this project. Their willingness to listen and be responsive can be seen in their efforts to be good neighbors. Thank you for this opportunity to state our position.

Respectfully,

Bill Storff, President
Board of Trustees
Chatham Orpheum Theater
637 Main Street
Chatham, MA 02633
Cell: 508-246-5525

November 7, 2025

RECEIVED

NOV 12 2025

CAPE COD COMMISSION

Kristy Senatori

Executive Director
Cape Cod Commission

Regulatory Department
P.O. Box 226
3225 Main St.
Barnstable, MA 02630

Dear Ms. Senatori,

I have been following the development of this application and as a resident of the area, I am writing to express my wholehearted support for the proposed renovation and expansion of the Wychmere Hotel. I strongly believe this project is directly addressing the potential concerns some have raised and as importantly will bring significant benefits to Harwich and the surrounding communities.

One of the key factors I want to address is the traffic. I understand that the potential for increased traffic is a valid concern for some residents. However, the efforts that Wychmere is committed to implement to address these issues will effectively mitigate those concerns and in many ways will improve the situation from the current condition. The comprehensive measures proposed show that the ownership and management team is dedicated to pro-actively responding to the concerns and maintaining a harmonious relationship with the local community.

This project represents an opportunity for overall economic growth, increased tax revenues, job creation and improved community engagement. I am confident that with the traffic mitigation strategies in place, the expansion of the Wychmere Hotel will be a positive addition to Harwich. I am hopeful that you will support the proposal for the many benefits and improvements it creates.

Respectfully,

Douglas Gensler
Chatham, MA

The Family Pantry of Cape Cod

CHARITY NAVIGATOR ★★★★ Four Star Charity

Platinum Transparency 2025 Candid.

2024 2027 alive ACCREDITED SERVICE ENTERPRISE

November 6, 2025

Paul Lonergan
Executive Director
plonergan@thefamilypantry.com

Trustees
Shelly O'Neill, *Chairperson*
Norman Clarke
Paul Covell
Lorraine Cowhey
Nancy Diehl DiGiovanni
Shirley A. Gomes
Lisa Griffin
Eileen Leary
Peter Moynagh
John Our
James Peterson
Thomas H. Peterson, Jr.
Anne Watson
Daniel Wolf

Directors
Larry Lyford, *President*
Sally Tarbell, *Vice President*
Alan Pollock, *Clerk*
Mary Kate Gallagher, *Treasurer*
Leo Blandford
Kathy Kellogg
Maureen Maguire
Jan McGrory
Peter Schreck
Katie Sugermeyer
Patty Underwood
James Still
David Simmons
Jack Kadzik

The Cape Cod Commission
Attn: Kristy Senatori
3225 Main Street
Barnstable, MA 02630

To whom it may concern:

The Family Pantry of Cape Cod has a long-standing relationship with Wychmere. We are holding the 15th annual Summer Gala at Wychmere in June of 2026. The Summer Gala celebrates and recognizes our donors, and the 400 guests are very grateful to be recognized. More importantly, they rave about the venue.

The 14 previous annual events, plus three additional annual events booked, speaks to Wychmere, living up to contractual agreements and delivering on what they promise. Wychmere is known for attention to detail, and I endorse that claim wholeheartedly. Beyond the obvious spectacular views, the exceptional customer service, and the professional relationships Wychmere maintains with our supporting vendors has been excellent. Wychmere meticulously maintains the entire property and provides a wonderful space for The Family Pantry of Cape Cod to thank our donors for their support.

Wychmere provides an outstanding experience which is visible throughout the entire property.

It is commendable to see a business striving to accommodate the needs of the community. Business growth leads to jobs our growing families at the Pantry need. The Family Pantry of Cape Cod fully supports the Wychmere Hotel expansion.

Thank you for your time.
Sincerely,

Paul J Lonergan
Executive Director
The Family Pantry of Cape Cod

RECEIVED
NOV 12 2025
CAPE COD COMMISSION

Andrew Newman
40 Gillis Road
South Chatham, MA 02659
Email Address: andyn1us@yahoo.com

November 14, 2025

Kristy Senatori, Executive Director
Cape Cod Commission, Regulatory Department
P.O. Box 226
Barnstable, MA 02630

To the Cape Cod Commission,

As a long-standing member of Wychmere Beach Club, I wanted to express my strong support of the proposed Wychmere Re-Development Project. Over the years, I have witnessed Wychmere's ongoing efforts to be a thoughtful and responsive neighbor, consistently listening to community feedback and adapting plans to reflect the values of Harwich residents and the broader Cape Cod community.

The new hotel and accompanying improvements will enhance what is already a world-class destination — thoughtfully designed to complement the existing beauty and character of the property. Wychmere has always represented the best of Cape Cod hospitality: refined yet welcoming, elegant yet deeply rooted in the community. This project beautifully continues that legacy.

As times change and expectations evolve, this redevelopment ensures that Wychmere remains a place Cape Cod can be proud of — offering a renewed sense of excellence while preserving the integrity and charm of the surrounding area.

Sincerely,

Andrew Newman

Alex Peterson
Regulatory Planner
Cape Cod Commission
P.O. Box 226
3225 Main St.
Barnstable, MA 02630

Dear Mr. Peterson,

We are writing today to express our support for Wychmere's newly proposed expansion of their hotel. We are long-time homeowners and residents of this great community. Over many years we have witnessed firsthand the positive contributions Wychmere has made to our local area. We strongly believe this expansion will significantly enhance the economy in our area.

As one of Massachusetts' finer destination locations, this expansion, particularly the additional guest rooms, will attract more visitors to our region. This increase in tourism, both during summer months and especially during the shoulder seasons, will undoubtedly benefit many local businesses, from restaurants to retailers to other service enterprises. The proposed project will add many new year round jobs that are desperately needed, as well as increased seasonal employment opportunities. Moreover, the anticipated revenue generated from this expansion would be reinvested into our community, strengthening the Harwich economy in meaningful ways.

Thank you very much for considering the approval of this proposal. We believe that this project will have a positive and lasting economic impact on Harwich and the surrounding area for many years to come.

Sincerely,

Tim and Maureen Faler

November 10, 2025

RECEIVED
NOV 19 2025
CAPE COD COMMISSION

Alex Peterson
Regulatory Planner
Cape Cod Commission
P.O. Box 226
3225 Main St.
Barnstable, MA 02630

Dear Mr. Peterson,

I have been following details of this application and as a resident of the area, I am writing to express my wholehearted support for the proposed expansion of the Wychmere Hotel. As a life-long resident of Harwich, I strongly believe this development will bring significant benefits to town, and I respectfully urge the subcommittee and town officials to approve the project.

One of the key factors I want to address is the traffic concerns that have been raised during the discussions. I understand that the potential for increased traffic is a valid concern for some residents. However, I am reassured by the efforts that Wychmere has made to address these issues. The hotel management has committed to implementing comprehensive traffic studies and is working to develop strategies to mitigate congestion and minimize any disruption to the surrounding neighborhood. These thoughtful measures show that the ownership and management team is dedicated to maintaining a harmonious relationship with the local community while moving forward with the expansion.

This project represents an opportunity for both economic growth, new year-round job creation and improved community engagement. I am confident that with the traffic mitigation strategies in place, the expansion of Wychmere will be a positive addition to our town. I urge you to support the proposal for the betterment of the community that we all love.

Sincerely,

John McPhee

Outlook

Fwd: Wychmere Redevelopment

From Kristy Senatori <ksenatori@capecodcommission.org>
Date Mon 11/24/2025 11:42 AM
To Jordan Velozo <jordan.velozo@capecodcommission.org>

Begin forwarded message:

From: Bob Brown <robertpaulbrown5@gmail.com>
Date: November 24, 2025 at 11:41:08 AM EST
To: Kristy Senatori <ksenatori@capecodcommission.org>
Subject: Wychmere Redevelopment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Robert P. Brown
31 Saquatucket Bluffs Road
Harwich Port, MA 02646
robertpaulbrown5@gmail.com
(603) 325-7705
11/24/2025

Kristy Senatori, Executive Director of the Cape Cod Commission
3225 Main Street
Barnstable, MA 02630

Re: **Letter of Support – Wychmere Redevelopment**

To Kristy Senatori

My wife and I have been members of Wychmere since 2006, and our children — McKenzie (29), Ryan (28), and Erik (27) — spent every summer here during their school years and now return from Boston on weekends to enjoy the club. Wychmere has been central to their upbringing and to our family's connection to Harwich Port, creating memories that span nearly two decades. We have witnessed firsthand that while the owners and management team certainly run a business, they do so with world-class professionalism, deep respect for this community, and a genuine commitment to being exceptional stewards of the property and its surroundings.

Over the years, we have also made direct investments into the Harwich Port community. I provided the capital to launch **The Dune Boutique** on Main Street and recently

personally guaranteed three additional years of lease payments so the business can continue to grow and contribute to downtown vitality. By 2027, we will have supported the store through six full years at its Harwich Port location. We are committed to this town not just in words, but in action.

It is through this lens — as long-time residents, members, and local investors — that I submit my **strong support** for the Wychmere "Re-Imagined" redevelopment.

Community Commitment & Economic Impact

The proposed hotel and infrastructure improvements will strengthen Harwich's seasonal and year-round economy. Increased lodging capacity will support local restaurants, retailers, attractions, service providers, and small businesses — the same local ecosystem that stores like ours rely on. Expanded accommodations will keep visitors in Harwich who today must travel well beyond town lines due to lack of nearby availability.

The project will also generate meaningful increases in lodging, meals, and property tax revenue, directly benefiting local schools, public safety, and infrastructure. As one of Harwich's most reliable employers, Wychmere will further expand year-round and seasonal job opportunities, while increasing business for long-standing local vendors.

Responsible Traffic Management

As residents familiar with Snow Inn Road congestion, we appreciate Wychmere's proactive measures, including:

- Moving approximately 80% of all deliveries offsite to Route 28.
- Eliminating 54-passenger buses.
- Running full valet operations to reduce vehicle turnover and improve flow.
- Relocating employee parking offsite with shuttle service.
- Partnering with the Town and neighbors on speed-control measures.

These steps demonstrate an earnest commitment to being good stewards of the neighborhood.

Environmental & Infrastructure Benefits

The redevelopment includes significant environmental upgrades:

- A new, state-of-the-art wastewater treatment facility located outside the floodplain, delivering a **net nitrogen reduction of ~69 kg/year** to improve Wychmere Harbor water quality.
- Modern stormwater systems to protect Merkel Beach, Snow Inn Road, and neighboring conservation dunes.
- Elevation of all guest rooms above the floodplain and full alignment with coastal resiliency guidelines.
- Native landscaping and Low-Impact Development (LID) elements to preserve natural character and habitat.

These improvements are essential for protecting the long-term health and resiliency of our coastal environment.

A Sustainable, Community-Aligned Vision

The Wychmere redevelopment respects local zoning, enhances environmental resiliency, reduces future risk, and aligns with the Town's Comprehensive Plan. It represents the kind

of responsible, sustainable investment that Harwich Port deserves — one that balances economic growth, environmental protection, and neighborhood quality of life.

Our family has been part of this community for nearly twenty years, both as long-time Wychmere members and as local business supporters. We view this project as a thoughtful, forward-looking investment in Harwich Port's future.

Thank you for your consideration, and I would be pleased to provide any additional perspective as needed.

Sincerely,
Robert "Bob" Brown

J. CALNAN & ASSOCIATES
CONSTRUCTION MANAGERS

WE BUILD..

November 20th, 2025

RECEIVED
NOV 24 2025
CAPE COD COMMISSION

Kristi Senatori, Executive Director

Cape Cod Commission – Regulatory Department
PO Box 226
Barnstable, MA 02630

Subject: Support for Wychmere Hotel Redevelopment

Dear Ms Senatori,

I am writing to express my strong support for the revised Wychmere Hotel Redevelopment proposal currently under your review. The updated plan reflects meaningful community input, demonstrating a thoughtful and collaborative approach to development that balances economic growth with local priorities.

The revised design features a smaller hotel footprint and an exterior aesthetic that aligns with the character of Harwich Port, addressing concerns raised during earlier discussions. This responsiveness underscores Wychmere's commitment to being a good neighbor and ensuring that the project enhances—not disrupts—the fabric of the community.

Beyond its design improvements, the redevelopment offers significant benefits:

- **Economic Impact:** The project will create jobs for local tradespeople and generate sustained opportunities for Cape-based vendors and service providers, particularly during off-peak seasons.
- **Community Vitality:** Increased tourism and extended seasonal activity will strengthen local businesses, from restaurants and retail to maintenance and landscaping services.
- **Infrastructure & Sustainability:** The proposal incorporates traffic mitigation measures and sustainable development practices, ensuring minimal disruption and long-term environmental stewardship.
- **Tax Revenue & Public Services:** Additional revenue will support schools, public safety, and infrastructure improvements, benefiting residents across Cape Cod.

This project represents a mutually beneficial opportunity for the region—preserving Cape Cod's charm while fostering economic resilience. I respectfully urge the Commission to approve the revised Wychmere Hotel Redevelopment plan.

Thank you for your consideration.

Sincerely,

Jay Calnan
CEO, J.Calnan & Associates