Dear Cape Cod Commission members,

RE: Wychmere Harbor Hotel Development

Date: February 5, 2026

To the Commission:

President John F. Kennedy understood the irreplaceable beauty of our coastline when he created the National Seashore. Had he not acted then, it is likely developers would have lined the shore with resorts from Orleans to Provincetown. While those developers might have at least offered sidewalks, we cannot rely on such promises today. We owe a debt of gratitude to President Kennedy's foresight.

His legacy now rests in the hands of this Commission. As residents and citizens, we may have less formal control, but we possess equal passion. We must act as stewards for **future generations** to protect the quaint Cape villages that define our home. It is time to stand up and set firm limits.

Snow Inn Road is a narrow, dead-end street that serves as a primary walking route for Harwich residents. It has already become dangerously congested. Even before considering the proposed build-out, the road is overwhelmed by:

- **Sightseers** visiting what is arguably the most beautiful harbor on the Cape.
- **Delivery trucks** traveling at excessive speeds.
- **Wychmere Beach Club members** and guests.
- **Wedding venue attendees** who are frequently distracted or impaired.

If this development is approved as proposed—complete with a restaurant, bar, hotel, and rooftop decks—the road will become untenable for residents and pedestrians. Furthermore, the intersection of Snow Inn Road and Route 28 is already one of the most dangerous in the state. Accidents are frequent, often resulting in property damage. Pedestrians, particularly tourists distracted by phones or unaware of local traffic patterns, risk their lives crossing here. We must ask: does a tragedy need to occur before we say "enough"?

Logistically, a sidewalk is not a viable solution. Much of the land is privately owned, and seeking eminent domain for some of the most expensive real estate in town would be legally fraught and fiscally irresponsible.

It is also important to distinguish this site from other regional establishments like the Wequassett Resort or Chatham Bars Inn. Those properties enjoy direct access to Route 28, facilitating rapid emergency response. Conversely, Snow Inn Road is a confined village road with no secondary egress. Given our region's prevailing winds and historic high-density wood-frame housing, the inability of fire and emergency services to navigate this corridor creates a catastrophic public safety risk. This safety risk must weigh heavily on your decision.

Wychmere is one of the most scenic harbors in the Commonwealth. Hundreds of tourists visit daily to photograph its splendor, and wedding parties frequently block the harbor overlook, creating hazardous parking conditions. This hotel will shatter that tranquility with traffic the infrastructure was never designed to handle.

Currently, buses servicing the "wedding factory" travel via Pleasant Street, turning right onto Freeman Street and crossing Route 28 at its most dangerous point. This route is a hazard to neighborhood residents. Shuttling guests from satellite lots is not a solution; it is **simply an admission that the site is over capacity.**

The *Cape Cod Chronicle* (Sept 18,2025) has well-documented the extreme traffic frustrations facing our towns. We have seen in Chatham how local police and fire departments struggle to maintain safety near the Fish Pier due to congestion. We cannot allow a similar situation to manifest here, where emergency response times could mean the difference between life and death.

We respectfully urge the Commission to **prioritize public safety and historic preservation** by denying this application in its current form.

Sincerely,
Sign Jeffrey Hanley
Address 91 Pleasant
Town Harwichport