CAPE COD COMMISSION

Wychmere Hotel Redevelopment (CCC File No. 25026) Development of Regional Impact Review Subcommittee Meeting

Minutes | Wednesday, January 27, 2026 at 5:00 p.m.

Virtual, via Zoom

APPROVED 02/02/2026

Summary of Actions Taken:

- The subcommittee voted to approve the minutes from the January 7, 2026 subcommittee hearing, as written.
- The subcommittee voted to find that the Project is consistent with the Commission certified Harwich LCP; that the Probable Project Benefits are greater than the Probable Project Detriments; and that the project is consistent with the Cape Cod Commission Act.
- The subcommittee voted to direct staff to draft a decision approving the Project with conditions as discussed during the hearing for review by the subcommittee.

The Chair, Thomas Wilson, opened the Subcommittee meeting.

The Chair noted that the Subcommittee meeting was being held virtually by Zoom, with all members participating remotely, pursuant to Chapter 2 or the Acts of 2025. He said that the meeting is being recorded for the purpose of taking minutes. He asked that anyone else recording announce themselves. No one responded at the time.

The Chair announced that the Cape Cod Commission is holding this Development of Regional Impact (DRI) Subcommittee Meeting on the Wychmere Hotel Redevelopment (Commission File Number 25026), which proposes to demolish the existing Snow Inn and Channel House buildings, totaling +/- 34,860 square feet, and replace with one new hotel building totaling +/- 75,322 square feet including 72 guest rooms and to make related site upgrades.

The Chair noted that the purpose of the meeting is to allow time for the subcommittee to discuss the project and that there would be no public comment period on the agenda. He provided information on how public comments may be submitted and noted that the public will have an opportunity to provide oral testimony at the next public hearing, scheduled for February 5, 2026 at 3 PM via Zoom or in person.

The Chair reported that the subcommittee has reviewed all written comments submitted to date on the Project and will continue to do so until the February 5, 2026 meeting.

Roll call was taken by Chair Wilson. The attendance was noted as follows:

Roll Call:

- Thomas Wilson, *Chair*, Present
- Jacqueline Etsten, Absent

- Robert Frangieh, Present
- Douglas Fromm, Present
- Richard Roy, Absent
- Dennis Prebensen (alternate), Present
- Michele Vion (alternate), Present

Approval of Prior Meeting Minutes

The Chair asked for a motion to approve minutes from the January 7, 2026 Subcommittee Meeting on the Project as written. Michele Vion moved to approve, Dennis Prebensen seconded the motion. A roll call vote was taken:

- Thomas Wilson, *Chair*, Yes
- Robert Frangieh, Abstain
- Douglas Fromm, Yes
- Dennis Prebensen (alternate), Yes
- Michele Vion (alternate), Yes

There were 4 yes votes and 1 abstention. The minutes are approved.

Applicant Presentation:

The Chair recognized Attorney Andrew Singer, representing the Applicant, Wychmere Real Estate, LLC. Mr. Singer said their intent is to respond to subcommittee questions and requests for further information.

Attorney Singer reviewed the scope of the project and noted that the Subcommittee found that the project meets RPP goals and objectives. He reviewed the dimensions of the structures and the floor plans and dimensions for each building level. Attorney Singer reviewed lists of project benefits attributed to the proposed project in the following areas: environmental, safety on Snow Inn Road, the local economy and employment. He also noted the potential benefits of future mitigation as proposed.

Staff Presentation:

The Chair recognized Jordan Velozo, Chief Regulatory Officer, for the Cape Cod Commission staff's presentation. Using a slide presentation, Ms. Velozo reviewed the standards for DRI approval and noted that there was no applicable District of Critical Planning Concern. She noted that at their January 7 meeting, the Subcommittee found the Project to be consistent with the Cape Cod Regional Policy Plan (RPP) 2018, amended March 2021 and municipal development laws. Remaining for consideration are the Project's consistency with the Cape Cod Commission Act, the Local Comprehensive, and a finding that the probable benefits must be greater than the probable detriment.

Ms. Velozo reviewed the letter received from the Town of Harwich's Director of Planning and Development outlining the Project's consistency with the certified 2000 Local Comprehensive Plan. The town's letter outlined some potential mitigation measures.

Subcommittee Discussion:

The Chair asked for questions or comments from members of the subcommittee.

Michele Vion asked about the status new LCP that is in draft but has not yet been certified. Jordan Velozo responded that the 2000 LCP is the most recent certified LCP and the Commission is bound by the Act to use the most recent certified LCP. Ms. Vion asked whether there was any risk in using the 2000 versus the 2025 LCP. Ms. Velozo indicated that there was no concern as we are following the Commission's enabling legislation. The Harwich planning staff letters noted that there was also consistency with both the 2011 and 2025 LCPs.

Jordan Velozo shared a list of benefits and detriments compiled at the request of the subcommittee.

- **Probable Project Benefits:**
  - Will reduce direct discharges of untreated runoff from Davis Lane and Snow Inn Road into Wychmere Harbor and Merkel Beach;
  - Wastewater treatment facility will be moved out of the floodplain;
  - Reduction of nitrogen inputs to Wychmere Harbor;
  - Reduction of heavy vehicle traffic on Snow Inn Road;
  - Additional full-time jobs to the Cape economy;
  - Seasonal housing for seasonal workers;
  - Support for the regional tourism economy
- **Probable Project Detriments:**
  - Increased visibility of the hotel building in residential area;
  - Additional vehicle trips on regional roadways

The Chair asked for input from the Subcommittee. The Chair expressed his belief that the environmental benefits are substantial.

Doug Fromm noted that it appears that the developer has responded to all of the concerns raised and is making efforts to mitigate. He does not see any additional detriments.

Robert Frangieh said that the benefits far outweigh the detriments.

Michele Vion supports the views of her colleagues. She noted that her concerns have revolved around traffic and the generation of new volume. She observed that the safety benefits that will result from the Road Safety Audit and the sidewalk feasibility study would improve safety on Snow Inn Road that would come as a direct result of this project.

Jordan Velozo noted that the Commission would require safety improvements for consistency with the Transportation Goal so it may not be appropriate to include in benefits, but we will consult with transportation staff to include it if appropriate.

The Chair raised a question for the applicant noting that the letter from the Planning and Development Office proposed a mitigation action involving work on invasive species at the town overlook. What is the Applicant's response?

Attorney Singer noted that he was unfamiliar with the proposal and could not respond at this time. He indicated that the Applicant would discuss this with the town.

The Chair asked for a motion to find that the Project is consistent with the Commission certified Harwich LCP; that the Probable Project Benefits are greater than the Probable Project Detriments; and that the project is consistent with the Cape Cod Commission Act. Michele Vion made the motion, and Robert Frangieh seconded it.

Roll Call Vote:

- Tom Wilson, Yes
- Robert Frangieh, Yes
- Douglas Fromm, Yes
- Dennis Prebensen (alternate), Yes
- Michele Vion (alternate), Yes

The vote is unanimous, the motion passes.

The Chair asked for a motion to direct staff to draft a decision approving the Project for recommendation to the full Commission. Dennis Prebensen made the motion, and Michele Vion seconded it.

The roll call was as follows:

- Thomas Wilson, *Chair*, Yes
- Robert Frangieh, Yes
- Douglas Fromm, Yes
- Dennis Prebensen (alternate), Yes
- Michele Vion (alternate), Yes

The vote is unanimous, the motion passes.

The next subcommittee meeting will be virtual and will take place on Monday, February 2 at 10 AM.

The Chair asked for a motion to adjourn. Robert Frangieh moved to adjourn, Michele Vion seconded the motion.

The roll was called, the vote was unanimous. The meeting was adjourned at 5:33 PM.

Materials Used:

- Applicant Presentation dated 01/27/2026
- Staff Presentation dated 01/27/2026
- Hearing notice for 01/27/2026

- Wychmere-Frangieh Mullin Cert dated 1/27/2026
- Draft Prior Meeting Minutes for 01/07/2026