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

Minutes | Monday February 2, 2026 at 10:00 a.m.

Virtual, via Zoom

APPROVED 02/05/2026

Summary of Actions Taken:

- The subcommittee voted to approve the minutes from the January 27, 2026 subcommittee hearing, as written.
- The subcommittee voted to recommend that the full Cape Cod Commission adopt the Draft DRI Decision approving the Project.

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, Present
- 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 27, 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, Yes
- Jacqueline Etsten, Abstain
- Douglas Fromm, Yes
- Dennis Prebensen (alternate), Yes
- Michele Vion (alternate), Yes

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

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 contents of the Draft DRI Decision that the subcommittee requested at their last meeting. Ms. Velozo said that the Draft contains the necessary findings for DRI Approval. She also went through the plans that will be attached to the Decision to ensure compliance with the DRI Decision. Last she went through the special conditions that are included in the DRI Decision, that ensure that any mitigation that is included as part of the Project is provided.

Ms. Velozo said they subcommittee could ask any questions and that staff recommend that the subcommittee decide whether to recommend the Draft to the full Commission.

Applicant Comments:

Attorney Andrew Singer thanked the subcommittee and staff. He said that they had some minor corrections to the Decision that were incorporated in the drafting process.

Subcommittee Discussion:

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

Ms. Etsten asked about the gross floor area calculation in the Project Matrix. She also said that she saw different figures on different documents in the files. She asked which ones are the correct figures and documents.

The Chair said that he had the same question and that Ms. Velozo had explained it to him. He asked Ms. Velozo to answer.

Ms. Velozo explained that the Applicant's calculation of gross floor area is based on the Commission's definition in the Enabling Regulations (Chapter A). She said that the definition in the regulations counts enclosed, habitable spaces, but not things like balconies. She said that is the reason there is a larger figure that includes balconies and the smaller figure that represents gross floor area. Ms. Velozo also said that the documents that are listed in Exhibit A of the Draft Decision are the documents that have the correct figures.

Attorney Singer agreed the gross floor area figure is based on the Commission's definition.

The Chair asked for any questions from the subcommittee. Seeing none, he said they should discuss recommending the draft to the full Commission.

Ms. Vion said that she supports recommending the draft and that the benefits of the project outweigh the detriments.

Mr. Frangieh agreed with Ms. Vion.

Ms. Etsten said that she thinks the Project is too big. She compared it to others in the area and a development in Boston. She said that she doesn't think that it meets the Community Design Objective.

The Chair thanked the subcommittee for their comments and asked for a motion to recommend that the full Cape Cod Commission adopt the draft DRI Decision approving the Project.

Ms. Vion moved the motion and Mr. Prebensen seconded.

Roll Call Vote:

- Tom Wilson, Yes
- Jackie Etsten, No
- Robert Frangieh, Yes
- Douglas Fromm, Yes
- Dennis Prebensen (alternate), Yes
- Michele Vion (alternate), Yes

The vote is 4-1 and the motion passes.

The Chair announced that next hearing on the Project is February 5, 2026 at 3:00 pm to be held in a hybrid format.

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

Roll Call Vote:

- Tom Wilson, Yes
- Jackie Etsten, Yes
- Robert Frangieh, Yes
- Douglas Fromm, Yes

- Dennis Prebensen (alternate), Yes
- Michele Vion (alternate), Yes

The vote was unanimous. The meeting was adjourned at 10:19 am.

Materials Used:

- Staff Presentation dated 02/02/2026
- Meeting agenda for 02/02/2026
- Draft Prior Meeting Minutes for 01/27/2026