Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Alison Whitehouse
Town/Village: Harwich Port
Submission Date/Time: 2/2/2026 4:10 PM
via online form

Comment

We, the homeowners of 24 Woodland Road, write to express our strong opposition to the current proposal for the development and expansion of Wychmere Harbor, including the construction of a large, year-round hotel and associated facilities. We believe this proposal is incompatible with the character of our neighborhood, poses serious risks to traffic safety and public infrastructure, and threatens the fragile coastal ecosystem that defines Harwich and Cape Cod.

At its core, this proposal represents a dramatic intensification of use in an area historically defined by small-scale, seasonal activity and residential streets. A 72-room hotel—potentially exceeding 70,000 square feet—combined with expanded amenities, conference use, and year-round operation, would fundamentally alter the nature of the surrounding neighborhood. The scale alone far exceeds what the local road network, parking capacity, and residential setting can reasonably support.

Traffic impacts are among our most immediate and serious concerns. The proposal relies heavily on off-site valet parking located along Route 28. This approach does not reduce traffic; it increases it. Valet systems generate multiple additional trips for each guest, as vehicles are driven back and forth repeatedly throughout the day and evening. These trips will funnel through Snow Inn Road, and adjacent residential streets that were never designed to handle commercial traffic volumes. Narrow roads, limited sight lines, pedestrians, cyclists, and seasonal congestion already present safety challenges that this proposal would significantly worsen.

Equally troubling is the lack of credible mitigation. Substituting smaller vehicles for guest cars does not meaningfully address congestion, noise, emissions, or safety. Nor does it account for service vehicles, delivery trucks, staff commuting, or conference attendees. The cumulative impact of these trips—especially during peak summer months—has not been adequately addressed.

The environmental implications are also profound. The proposed development would increase pressure on Wychmere Channel and the surrounding harbor ecosystem through wind disruption, shoreline alteration, and year-round activity. Statements by the developers suggesting that wind effects in the channel are not a concern are alarming. The channel supports both recreational and non-motorized boating, marine life, and tidal flow patterns that are essential to the health of the harbor. These are not abstract concerns; they are real, place-based risks to a delicate coastal system.

Public access and community character are also at stake. The proposal would diminish public views and access to one of Harwich Port’s most valued coastal areas. Panoramic views east and west, long enjoyed by residents and visitors alike, would be compromised by large-scale structures and private amenities. Once lost, these public assets cannot be reclaimed.

Finally, we question the broader community benefit repeatedly claimed by the developers. The need to construct employee dormitories suggests that the project is not serving the existing Cape Cod workforce, but rather importing seasonal or temporary labor. This raises

serious questions about whether the economic benefits justify the social, environmental, and infrastructural costs borne by local residents.

We are not opposed to reasonable, well-scaled improvements. We are opposed to a project whose size, intensity, and impacts are fundamentally out of proportion to its setting. Harwich and Cape Cod are defined by their coastal ecology, historic neighborhoods, and human scale—not by large, destination-style developments.

For these reasons, we respectfully urge the Planning Board and Town officials to reject the current proposal and require any future plans to be substantially reduced in scale, fully transparent in scope, and demonstrably protective of traffic safety, environmental health, and community character.

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Bill Sullivan
Town/Village: Harwich Port
Submission Date/Time: 2/2/2026 3:46 PM
via online form

Comment

I am opposed to the size and scope of this project and as a long time Harwich Port resident and I have real life experience while working on Snow Inn Rd as a young man. Back when Thompsons Clam Bar was operating there were accidents on almost a daily basis at the intersection of Snow Inn, Freeman Street and Route 28. The accidents still occur at that intersection but with the addition of constant distracted driving, I can't imagine how many we would have. Snow Inn is simply too narrow to accommodate the kind of traffic this would ad and sidewalks are not a real option.

The other part of this that is bothersome is the complete blockage of views to both the east and west of the project. People love Harwich Port for its charm and adding project of this size takes away from that charm considerably.

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Dan Rea
Town/Village: HarwichPort
Submission Date/Time: 2/2/2026 1:08 PM
via online form

Comment

Dear Commissioners,

As a homeowner at 20 Davis Lane in HarwichPort, I would like to register my opposition to the Wychmere Hotel Redevelopment plan as presented.

I believe that its scope and design are simply too large and ambitious for this property. In my opinion, should this plan, as constituted, be permitted, the entire surrounding community would be adversely impacted in so many ways; traffic, noise, events and lifestyle to name a few.

I also fear that the current owners are not committed to our neighborhood as they have been unwilling to promise that they would remain owners of the property and not “flip Wychmere” to a major national chain as has happened elsewhere on the Cape.

PDF File submitted: Yes

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Dan Rea
Town/Village: Harwichport
Submission Date/Time: 2/2/2026 1:11 PM
via online form

Comment

I also would like to note that the vast majority of so-called “supporters” of this project are either employees of Wychmere or vendors, who would benefit from the approval of this expansion.

Please note my strong opposition. I did send a note in December, which seems to have disappeared from your file.

Sincerely,

Dan Rea

20 David Lane

Harwichport 02646

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Judy B Lane
Town/Village: Harwich Port
Submission Date/Time: 2/2/2026 8:39 AM
via online form

Comment

As a Harwich resident I urge you to deny the revised plans for Wychmere Beach Hotel expansion for multiple reasons including one that I don't believe has been addressed. The Wychmere Hotel owners' state that there will this project will be a benefit for the town and its citizens. When one looks at this closely, the benefits are only to the owners and their profitability, plus the brides looking for a wedding venue as the increased hotel size will provide more rooms for them and their guests. I don't see how increased traffic benefits anyone, and it create a new hazardous condition at the intersection of Neel Rd and Route 28.

1. No matter how the Wychmere Hotel owners present this, there will be a huge increase to traffic on Snow Inn Rd and at the intersection of Snow Inn and Route 28.

• The proposed hotel will be a 125% larger than the current hotel. That is a substantial increase, not a substantial deduction as the owners' state. Whoever thought a 10% reduction is substantial?

• With this increase, this will generate a substantial amount of more people going into and out of Snow Inn Rd - meaning 125% more people and food/supplies going in and out of the facilities including the intersection of Snow Inn Rd and Route 28. Who benefits from this increase of people, food and supplies – certainly not the residents of Snow Inn Rd, its adjacent roads, or residents of Harwich experiencing more traffic going in and out of Harwich Port center (which already is congested during the summer).

• And you must also count the additional guests who will be going in and out from Wychmere as they will want to explore all the Cape has to offer.

2. The owners propose that the off-site parking at the tennis courts will mitigate the increased traffic. They state that they will provide vans (that can hold up to 12 people) to shuttle people for the Beach Club members, the Hotel guests, the wedding party attendees, and the hotel and beach club employees. Supposedly this off-site parking will create less hazardous conditions? Not sure how!

* What this really means is that there will be a substantial number of small vans providing transportation to the off-site parking for the above groups of people going up and down Route 28 & Snow Inn Rd.

* Consider as well, the intersection of Neel Rd and Route 28. First, this location will now have newly created traffic from large trucks entering in and out of the warehouse site that will supply food, beverages and supplies to the Wychmere site. Secondly, there will be new traffic from the addition of the small trucks entering in and out of the warehouse going up and down Route 28 to Wychmere that will carry all that is needed to supply the site.

Now - with this diverted traffic a 2nd hazardous intersection in and around the intersection of Neel Rd and Route 28 and the tennis courts will be created. The commission and Harwich town boards need to understand how terrible the site-line is in getting out of Neel Rd onto Route 28. And now, between the increase of vehicles/traffic of vans from the tennis courts and the increase of small and large delivery trucks from the warehouse at Neel Rd heading

east and west, this will generate a lot of traffic coming by Neel Rd. Diverted traffic of delivery trucks and vans for members and guests of the Wychmere doesn’t create less traffic but creates a 2nd hazardous and dangerous intersection.

One should also remember, several years ago a furniture warehouse was proposed for this warehouse location at Neel Rd. However, this business was turned down because of the amount of traffic that would be generated at this very same location. There was already enough traffic from the School House Ice Cream and the Casual Designs outdoor furniture store at an already busy intersection. Now, for the proposed hotel expansion even much more traffic will be generated – not a good benefit to anyone. And the Town can't

Town can not afford a 2nd hazardous intersection!

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Julie ONeill
Town/Village: Harwich Port
Submission Date/Time: 2/2/2026 2:34 PM
via online form

Comment

Please Vote No!

Wychmere Beach Club already has a negative impact on our neighborhood.

Noise, trash, traffic, and after wedding drunks. (the drunks are where the trash comes from, as they stumble to after parties and bars in town.) I'm glad they are having fun, but not in my back yard.

Snow Inn Road is already too narrow and crowded in the Summer.

The intersection of Snow Inn and 28 is a death trap.

So a few jobs and some tax revenue? Does that offset the expense and inconvenience of extra traffic, more accidents, more noise complaints, and visual obstruction of our famous and historic harbor?

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Lucy Steere
Town/Village: Harwichport
Submission Date/Time: 2/1/2026 9:11 PM
via online form

Comment

To the Members of the Cape Cod Commission,

We are writing as concerned residents of Harwich in response to the January 26, 2026, presentation by Attorney Singer on behalf of the applicant for the proposed Wychmere Hotel expansion.

Let us begin with an important point: our community is not opposed to progress or responsible development. We understand that properties evolve, and we recognize that investment can be positive. What residents are asking for is not stagnation, but a more modest proposal—one that fits the scale of Snow Inn Road, protects public infrastructure, and delivers genuine local benefit. When the applicant received authorization from the Town of Harwich in 2024 to build a 40-room hotel there was no neighborhood opposition to the proposal.

The applicant has presented a series of “project benefits” to justify the scope of this expansion. However, many of these claims require clarification. Several of the so-called benefits are not voluntary at all, but simply compliance with existing law.

Others are overstated, and some come with significant impacts that are not being fully acknowledged.

First, the applicant suggests that the new wastewater treatment facility is a major benefit driven by this project. In reality, Wychmere Harbor Club was already required to upgrade its wastewater system as part of a 2020 lawsuit settlement with the Conservation Law Foundation. This project is not the impetus for that improvement. Even the nitrogen discharge numbers being cited are inconsistent with the applicant’s own consultant, Woods Hole Group, which indicates approximately 68 kg/year—not the higher figure presented.

Similarly, stormwater management is being framed as benevolence, when in fact it is a requirement under both State and Town regulations. The applicant’s site does not have sufficient room to manage stormwater internally, and the proposal relies on using public Snow Inn Road to house stormwater treatment infrastructure for a private commercial development.

Other benefits, such as elevating habitable space out of the floodplain, are not discretionary improvements—they are simply required because the Town does not permit habitable construction in a floodplain.

The most serious concern remains traffic and infrastructure. The applicant repeatedly claims trip reductions, but the proposal does not account for the obvious increase in guest activity associated with a 72-room hotel, a larger restaurant and lounge, weddings, beach club usage, and the delivery traffic that accompanies all of it.

Proposed pedestrian and intersection improvements also appear unrealistic. The Town DPW has indicated that sidewalks would cost several million dollars and are not in the budget. More importantly, the existing right-of-way does not seem wide enough to accommodate a sidewalk without taking land from residential homeowners.

Finally, the applicant emphasizes economic benefit, but it is unclear how much of that benefit is truly local. Where will full-time workers live? Will staffing simply be pulled from other Cape businesses, resulting in no net gain?

In short, residents are not asking the Commission to reject development. We are asking the Commission to require development that is appropriately scaled, honest about its impacts, and realistic about what constitutes a true public benefit.

A more modest proposal—such as the 40-room hotel previously approved by the Town, one that fits the neighborhood and does not rely on overstated claims—would be far more consistent with the character, safety, and long-term interests of Harwich.

Thank you for your consideration.

Respectfully,

Barbara Nickerson

Brooks Clark

Carolyn Fletcher

Leslie Heffernan

Bob Nickerson

Lucy Steere

Matthew Sutphin

Steve Trowbridge

Concerned Citizens, Town of Harwich

Wychmere Expansion Opposition

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Patricia ONeill
Town/Village: Harwich port
Submission Date/Time: 2/2/2026 2:25 PM
via online form

Comment

Where does it end?

The Wychmere project only helps Wychmere.

Have any of you walked down Snow Inn Road in the Summer?

Good luck because you take your life in your hands.

And the intersection of Snow Inn and is terrifying. I don't know how many times the neighbors have replaced their fence.

Snow Inn is a pretty old road in an old neighborhood with a beautiful old harbor. Let's preserve what's left for the town to enjoy.

Wychmere is simply asking too much.

They already contribute too much noise and congestion, we don't need more.

Their FU attitude proves they are not a part of the community. They are here to exploit the community and its resources.

As to using small shuttles and vans instead of large vehicles? All I hear is smaller vehicles mean more trips.

The proposed sidewalk is a vague promise/threat with no real plan. And who is paying for it?

Off site parking means young valets racing back and forth as quickly as they can to accommodate guests.

And there will be more noise. . A few years ago, Wychmere was causing big noise problems in the neighborhood. They were completely uncooperative until the police were involved.

They are not good neighbors.

Let's not turn the neighborhood back into a battlefield. Because we are prepared to fight for our neighborhood and stand up for our rights.

Please preserve our community and our right to enjoy it. Vote no.

Trish O'Neill

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Shauna Fuerst
Town/Village: Harwich Port
Submission Date/Time: 2/1/2026 9:52 PM
via online form

Comment

The scale of expansion for the Wychmere project far exceeds what our neighborhood and infrastructure can reasonably support.

A project of this scale will overwhelm the surrounding neighborhood and public infrastructure. I urge the Commission to deny the current proposal or require that any expansion be capped near the previously approved level.

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Tom Lane
Town/Village: Harwich Port
Submission Date/Time: 2/2/2026 2:31 PM
via online form

Comment

I urge the Commission to deny the expansion of the Wychmere Hotel. More than doubling the size (by 125%) of this Wychmere Hotel on a very sensitive site of accreted sand is alarming. The size of this building is like constructing a four-story office building right on the beach and besides the waterways. This expansion is alarming in so many ways.

Why do the owners need to expand the size of the building by so much? What is the compelling reason besides profitability and it doesn't benefit anyone else except wedding parties. My guess is this expansion plan will make it more profitable to sell when the time comes.

Parking and Traffic

• There definitely will be an increase in traffic - from the increase of guests staying in the 72 guest rooms, the addition of an 80-seat restaurant and a 60-seat lounge, the increase of staff, as well as maintenance workers and vendors coming in and out with their maintenance trucks.

• The owners say that the off-site warehouse facility at Neel Rd/Route 28 and some - onsite parking will mitigate the traffic. Just because the warehouse facility will be used as a "staging area" doesn't mean less delivery of food, alcohol, supplies, etc. There will actually be more delivery of food, supplies, etc. required because of the additional guest rooms and the new restaurant and lounge. And because deliveries will need to be handled in smaller trucks, this will require more frequent trips. And this actually means more traffic for the town of Harwich and more vehicles coming in and out of Snow Inn Rd.

• There is proposed limited off-site parking for beach club members, hotel guests and staff, which will then require the use of shuttle buses and valet ferrying guests and staff in and out of the Wychmere property every time they want to leave the property.

I assume the idea of valet parking and diversion of buses and large trucks is well motivated.

But consider:

• Now, guest arrives and guest leaves. Two trips.

Proposed, guest arrives, valet leaves with car, valet returns, valet goes back out, car returns, guests leave. Six trips.

• Now, bus arrives and bus leaves.

Proposed, bus drives directly to the tennis courts, five vans arrive, five vans leave and ditto when guests leave venue.

• Now, delivery truck arrives at Wychmere, unloads, and leaves.

Proposed, delivery trucks get diverted and unloads. Multiple small trucks load, arrive at hotel, unload, and depart.

Consider how all this traffic will affect the area of Neel Rd area on Route 28. This creates a 2nd hazardous intersection for the town. This the town cannot afford!!!!

Therefore, I reiterate… Who benefits in the town from this substantial expansion of the Wychmere property? The residents?

I don’t believe any Harwich residents wants to experience more traffic and dangerous intersections on already congested summer Harwich Port roads.

Can Harwich Port afford a 2nd hazardous intersection?

Please, I strongly urge you to deny the approval of this project.

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Jamie Bohlin
Town/Village: Yarmouth Port
Submission Date/Time: 2/3/2026 9:08 AM
via online form

Comment

To Whom It May Concern,

I am writing to share our support for Wychmere as they move through the review process for the proposed redevelopment project.

My company has worked closely with Wychmere for many years in the planning and execution of weddings and events. Through that ongoing partnership, we have consistently experienced an organization that operates with care, professionalism, and a strong sense of responsibility to both its guests and the surrounding community. Their team is thoughtful in its approach, clear in communication, and diligent in planning and execution.

From our perspective within the wedding and events industry, off-site lodging has been a necessity for larger celebrations, which increases transportation needs and vehicle movement on Snow Inn Road. The ability to accommodate more guests on site will help reduce reliance on buses and repeated trips to and from the venue, allowing events to be managed in a more streamlined and considerate way.

Equally important, Wychmere's team has demonstrated an awareness of its role within the local community. Throughout our work together, we have seen them consider neighborhood impact, listen to feedback, and approach decisions with long-term stewardship in mind. As a board member of the Cape Cod Chamber of Commerce, that balance between operational needs and community responsibility is something I truly value as a partner.

Based on our firsthand experience, we believe Wychmere will continue to approach this process thoughtfully and responsibly, keeping Cape Cod and their neighbors at the forefront of their plans.

Sincerely,

Jamie Bohlin

Owner

Cape Cod Celebrations

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Jan Larmann
Town/Village: Harwich Port
Submission Date/Time: 2/2/2026 8:22 PM
via online form

Comment

The Cape doesn't need yet another hotel. What is the point of having this natural beauty if we just pave over it. The hotel is not worthy of the Cape.

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: claire wiseman
Town/Village: harwichport
Submission Date/Time: 2/3/2026 11:15 AM
via online form

Comment

The expansion of the hotel at wychmere will adversely affect the entire community by creating a difficult and unmanageble traffic stituation at an already dangerous intersection. It is my opinion that the project scope should be significantly reduced and rethought to take into consideration the impact on the already congested roads. The hotel size will create a dangerous situation for the community.

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Carol Kanin
Town/Village: Harwichport
Submission Date/Time: 2/4/2026 4:42 PM
via online form

Comment

As a 30-year resident of Snow Inn Road and an abutter of the proposed project, I can attest that our narrow little dead end road is already a dangerous one for the hundreds of pedestrians who walk down it every day in the summer and shoulder season. We've had drivers coming from the Wychmere wedding venues smash into our mailbox and a telephone pole directly across from our house at midnight. I'm the grandmother of five young girls and boys and every time I walk down Snow Inn Road with them, I feel I'm taking their lives in my hands.

Just imagine the impact on safety if this 75,000-plus square foot behemoth with its 40 additional hotel rooms and a new restaurant and bar open to the public is approved. Wychmere's claims that with fewer buses and big trucks, traffic will be reduced on Snow Inn Road. Please ask yourselves: does that pass the commonsense smell test? In order to transport even more passengers and food and liquor and supplies to the hotel complex, there will have to be an exponential increase in the number of vehicles – both large (since liquor has to be delivered in those big trucks by law) and small. And please keep in mind that the intersection at the end of Snow Inn and Freeman Street and Route 28 is already one of the most dangerous crash sites on the Cape. I fear that the confluence of all these factors is a fatality waiting to happen.

Because the proposed massive expansion will exacerbate an already dangerous safety situation, I urge the Commission to reject it.

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Jessica Hennessey
Town/Village: Marshfield, MA
Submission Date/Time: 2/4/2026 1:55 PM
via online form

Comment

As a business owner who primarily works on Cape Cod, and long-time partner of Wychmere Beach Club in Harwich Port, I am writing to express my strong support for the proposed hotel expansion. Having worked alongside their team for many years, I have seen firsthand the positive economic, professional, and community impact they bring to the region. This project represents a thoughtful and responsible investment in the Cape's future.

First, the expansion directly supports meaningful employment opportunities for local residents. Wychmere has long been a reliable employer for individuals and families who live and work on Cape Cod. By increasing both year-round and seasonal positions, this project helps stabilize income for hospitality professionals, event staff, tradespeople, and young adults entering the workforce. In a region where consistent employment can be challenging outside peak season, this kind of growth is essential to sustaining a strong local economy and allowing families to remain in the community long-term.

Second, the benefits extend well beyond the property itself. Wychmere's operations rely heavily on local partnerships, including florists, rental companies, caterers, photographers, transportation providers, artisans, and countless small businesses that collectively form the Cape's event and hospitality ecosystem. As a business owner who collaborates closely with the venue, I can confidently say that expanded capacity creates more consistent, predictable work for these vendors throughout the year. Rather than concentrating activity into a short summer window, this project allows local companies to operate more sustainably and retain staff, keeping dollars circulating within the Cape Cod economy.

Finally, I deeply appreciate the project's focus on long-term sustainability and environmental stewardship. Growth on Cape Cod must be thoughtful and responsible, and the planned upgrades reflect exactly that approach. Improvements that prioritize efficiency, modernization, and environmental care demonstrate a commitment to protecting the coastline and natural beauty that define this region. Just as importantly, creating a stronger economic foundation helps the next generation of young families, entrepreneurs, and small business owners as they continue to live and build their lives here despite rising costs. That balance between preservation and progress is critical to the Cape's future.

Wychmere has consistently shown itself to be a conscientious neighbor, employer, and community partner. This expansion thoughtfully strengthens the local workforce, supports small businesses, and invests in sustainable development. For these reasons, I wholeheartedly support the project and believe it will have a lasting positive impact on Cape Cod.

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Jo Didner
Town/Village: Harwich Port
Submission Date/Time: 2/4/2026 6:59 PM
via online form

Comment

PDF File submitted: Yes

Dear Cape Cod Commission members,

RE: Wychmere Harbor Hotel Development

Date: February 4, 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,

Jo Didner 13 Woodland Rd Harwich Port

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Judy Blaikie
Town/Village: Harwich Port
Submission Date/Time: 2/4/2026 12:03 PM
via online form

Comment

As a Harwich Port resident, and as I stated before, I strongly oppose this expansion project of the Wychmere Hotel.

Please recognize the added peril at the intersection at Neel Rd and Route 28. Between the surge of traffic from the diverted volume of delivery trucks (small & large) to the off-site warehouse at Neel Rd, along with all the valet drivers for the hotel, this will create another hazardous intersection besides the increased hazard at Snow Inn Rd.

The intersection of Neel Rd is already tricky and dicey as one exits Neel Rd onto Route 28. The site-line getting out of Neel Rd is terrible particularly in the warm months as Route 28 is with filled with summer traffic. All the Cape Cod Commissioners and the Town of Harwich boards should test this themselves. I know this is dicey as I used to live off of Neel Rd. This road is the only outlet for a large neighborhood (including Neel Rd, Walther Rd, Saquatucket Bluffs and Saquatucket Point).

And one should recognize with the upcoming closing of the Sundae School in Harwich Port center even more ice cream lovers are going to be diverted to this same intersection to the School House Ice Cream! Yikes, even more traffic now.

Do the residents of Harwich need this surge of traffic and another hazardous intersection besides Snow Inn Rd and Route 28? I think not! Certainly not a benefit.

Again, please vote NO!

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Nickerson
Town/Village: Harwich Port
Submission Date/Time: 2/4/2026 6:27 PM
via online form

Comment

PDF File submitted: Yes

February 4, 2026

Cape Cod Commission
Attn: Jordan Velozo
Chief Regulatory Officer
3225 Main Street
Barnstable, MA 02630

Ms. Velozo,

I am responding to Mr. Douglas's rebuttal of the "significant loss of public views" in his letter of January 30, 2026 that was described in my submittal of January 27, 2026. In that letter I provided photos and overlays that indicate the significant loss of view to the East of the Wychmere property. While I will concede my drawings may not be exact, they are more than reasonable as any inconsequential shift in the proposed structure location would still significantly impact and limit the views to the east.

In this submission I have provided detailed drawings with lines of sight from the only two locations the public would have access to if the new 72-room hotel is approved. These locations are "A" and "B" as designated on Figures 2 & 3 and I have also included photos confirming the views that would be seen per the attached drawings. This submission confirms my assumptions in the loss of sight to the East as noted in my previous submittal. I have used the drawing by Hawk Design, Inc. L1.0, Landscape Master Plan submitted 1-29-2026 as well as a Google earth view to provide details that clearly show that the line of sight is lost below due East. This is clearly seen in the following figures. Note, locations "C" was labeled for reference and photos while taken are not included as the view would not exist.

As noted in the Open Space Technical Bulletin, "it is of regional importance to preserve Cape Cod's cultural heritage, including traditional maritime and agricultural activities, as well as scenic views and community character. Another priority is to provide and preserve access to beaches, parks, walking and bicycling paths, woodland trails, and community gathering spaces. A range of accessible outdoor recreational opportunities throughout Cape Cod will sustain community health and well-being, as well as contribute to tourism-dependent economic activities. Connections between the natural and built environment in more

densely developed areas will enhance quality of life and provide additional transportation and recreation options for residents and visitors alike."

As noted in my previous letter, the Open Space Goals of the Cape Cod Commission are summarized in the Technical Open Space Bulletin 2019. It states "The applicability and materiality of these goals and objectives to a project will be determined on a case-by-case basis considering a number of factors including the location, context (as defined by the Placetype of the location), scale, use, and other characteristics of a project."

The "overly large" new hotel has been placed directly in this view and eliminates any opportunity to view the Wychmere Channel, southern beaches, Stage Harbor entry, Morris Island and the northern end of Monomoy. In my opinion, it does not meet the Objective OS1 – Protect and preserve natural, cultural and community resources and systems nor the Open Space Technical Bulletin quoted earlier.

As noted in a number of letters by those opposing this massive hotel at an already overly built site, the original proposed and accepted hotel only had 40 rooms and without a restaurant would not be objected to by the local residents. That hotel WOULD NOT obstruct the views, it WOULD NOT drastically increase traffic, it WOULD NOT overwhelm the already heavily built site.

The following figures provide detailed views supporting my assertion that there will be significant loss of views to the East and of course to the West from Wychmere harbor channel. Most of Chatham will never be visible again from Snow Inn Road as shown in Figure 1.

Figures 2 and 3 highlight the lines of site from the two locations on the end of Snow Inn Road in which it will be visible to the East. As apparent on these figures, the line of site is limited by the northwestern most Condo and the landscaping at the location, i.e. tall shrubs. As you are aware, these are private buildings and Wychmere has no control of these units.

Figure 4 provides the line of site and the visible locations on the southeastern end of the Cape with East Harwich and part of Chatham. The light-yellow area is what can currently be seen from Snow Inn Road. The "hatched" area will no longer be

visible from Snow Inn Road. Note, only Ridgevale Beach and a very small section of Hardings Beach in Chatham will be visible.

Figure 5 shows the overlay of the existing hotel outlined over the proposed 72-room hotel. This was submitted by Wychmere in their rendering submittal. When you look at this view from the beach as submitted, it looks large in comparison to the existing building. However, when you look at it more closely as seen in this document, it looks massive. So massive, you cannot see any of the Harbor building with the exception of the roof turrets. And again as a reminder, this was submitted by Wychmere.

If this project is to be approved, it must be of reasonable size so the issues I have noted can be resolved.

With regards,
Robert E. Nickerson, P.E.
MA Registration 53271
15 Davis Lane
Harwich Port, MA 02646



Figure 1 – Current View Looking East – Lost with New Hotel

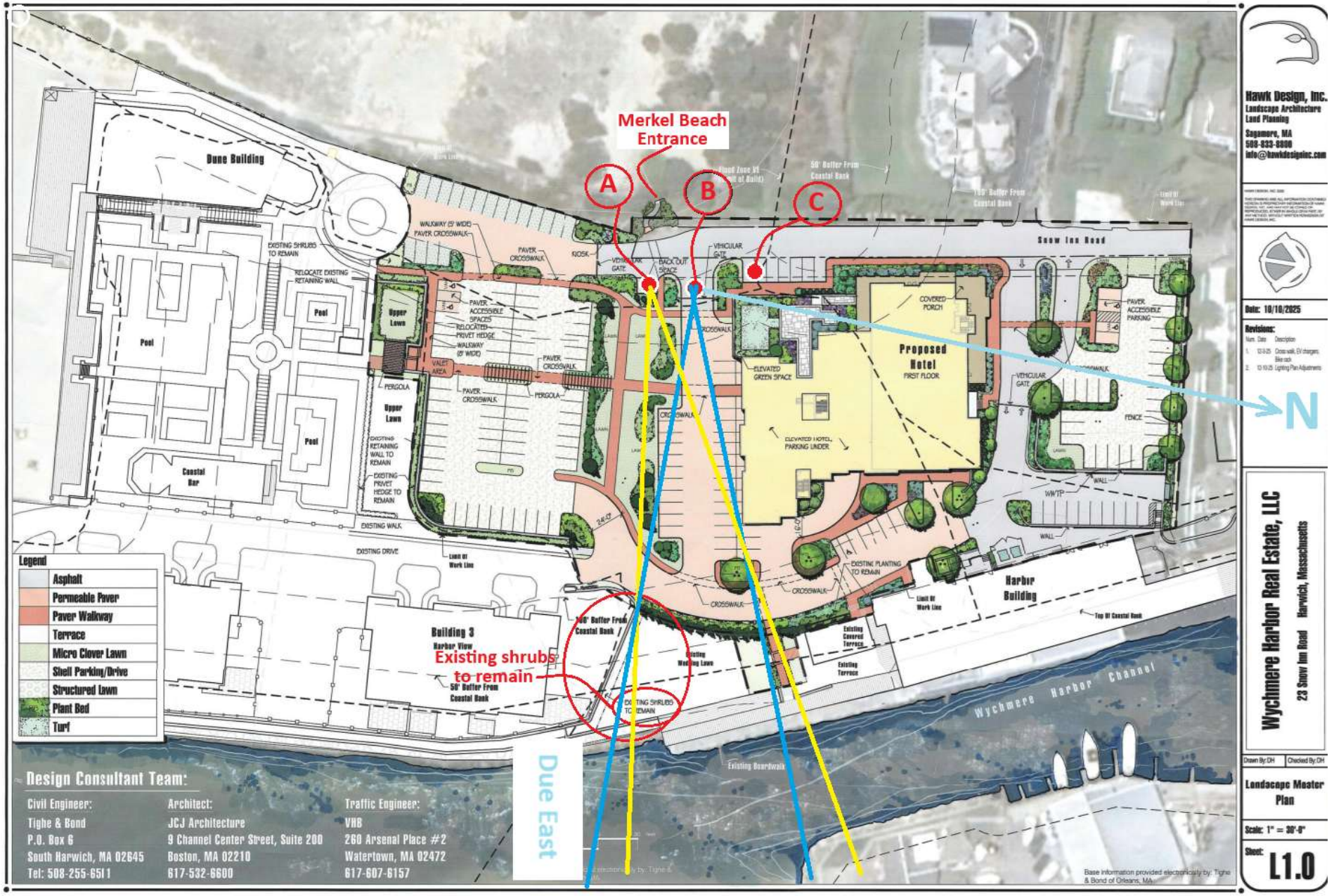


Figure 2 – Plan View Showing Lines of Site to the East

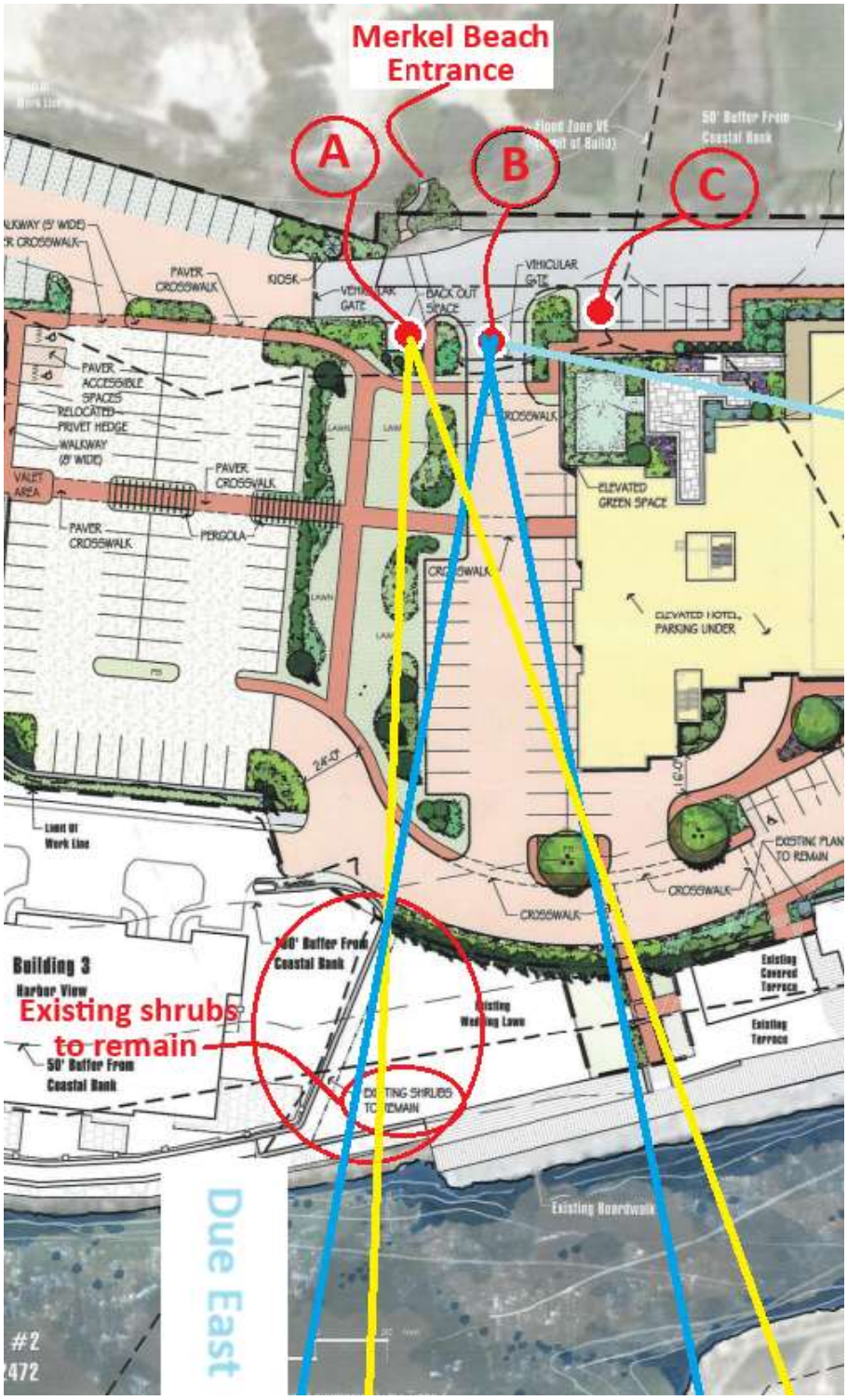


Figure 3 – Plan View Showing Lines of Site to the East – Close Up



Figure 4– Google Earth View Showing the Loss of Site (Hatched Area)

Existing Building Overlayed on Proposed Building



Existing Building



Figure 5 - Comparison Existing Building with Proposed Building

Photo 1A – View from Point A to the East



Photo 1B – View from Point A to the East



Photo 2A – View from Point B to the East



Photo 2A – View from Point B to the East – Zoomed In



Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Colleen O'Brien
Town/Village: Harwich Port
Submission Date/Time: 2/5/2026 8:55 AM
via online form

Comment

PDF File submitted: Yes

February 4, 2026

Members of the Cape Cod Commission:

Our family resides at 18 Snow Inn Road, directly across the street from the Wychmere hotel. We would like to voice our continued, vehement opposition to the Wychmere expansion proposal. As the closest abutter to the hotel, we have significant concerns about the irreparable damage that a development of this size will inflict on the neighborhood and its residents.

Our first concern is traffic. We have seen firsthand the increase in traffic going to and from the Wychmere Beach Club over the past few years, particularly after the opening of their Dune wedding venue in 2022. Although Wychmere's representatives like to challenge the neighbors' accounts of the current volume of vehicular and pedestrian traffic on Snow Inn Road, we can assure you, the traffic is heavy, and the road is dangerous. In fact, our family has been directly and negatively impacted by the volume of traffic on Snow Inn Road as it currently exists. Our 23-year-old son Jack was born with a brain malformation and is profoundly disabled. One of the main reasons that we purchased our house on Snow Inn Road was we wanted a quiet, family-friendly neighborhood where we could take Jack out for long walks in his jogging stroller. As his health has deteriorated, these walks are truly one of the few things in life that he is able to enjoy. Sadly, over the past few years these walks have been compromised by the perilous traffic on Snow Inn Road. We have had the terrifying experience of Jack's stroller nearly being hit or being run off the road by vehicles going too fast or drivers who can't see us. One day his stroller actually flipped on its side on a neighbor's lawn while attempting to get out of the way of an oncoming car. It was devastating for us to realize that it's not safe for us to take our son for a walk on our own street.

Wychmere would seemingly like us to turn a blind eye to the unavoidable increase in traffic that will stem from their proposed development of a 72-room hotel PLUS an 80-seat restaurant PLUS a 60-seat bar. This would be in addition to the already steady stream of traffic from wedding guests and beach club members. It is impossible to ignore the fact that by more than doubling the size of their existing hotel and adding 140 seats for drinking and dining, they are in fact inviting a dramatic

increase in the number of hotel guests and restaurant patrons traveling up and down Snow Inn Road at the busiest times of the year. These guests will either valet park onsite and then use their cars to go back and forth from the hotel using Snow Inn Road. Or their vehicles will be parked offsite which will involve *additional* trips up and down Snow Inn Road by the valet service.

It is critical to this discussion to remember that the ONLY way for all these guests to get to and from the Wychmere Beach Club is via Snow Inn Road. Hotel guests, wedding guests, restaurant patrons, bar patrons, beach club members, delivery trucks and residents have only ONE way in and out. And that happens to be a winding, hilly, narrow, heavily traveled road that runs through a residential neighborhood. Snow Inn Road does not exist as a private driveway for Wychmere. People actually live on the road and it's those people who will be negatively impacted forever if this expansion is approved. It is unconscionable to us that anyone would propose a 75,000+ square foot monstrosity with 72 hotel rooms PLUS an 80-seat restaurant PLUS a 60-seat lounge in a residential neighborhood. We venture to guess that nobody on the Commission would want a development of this size at the end of their street.

Our second concern, and one which we don't believe has been given enough attention, is noise. We are EXTREMELY worried about the noise that will be created by this proposed expansion, especially from the restaurant and bar which would include indoor and outdoor seating. This bar would be directly across the street from our house and, more specifically, across from our disabled son's bedroom. We all can imagine the kind of noise that comes from a bar, especially as the evening goes on and wedding guests are celebrating, drinking, and wandering in and out of the hotel. These wedding guests already use our driveway as a cut through, damage our property, block our driveway, and use our driveway as a turn around. We shudder to think about how much worse this will get if the hotel more than doubles in size and there are hundreds more people on the premises at any given time.

We are both disappointed and concerned about the way Wychmere has proceeded with this proposed expansion. At a minimum, they have been misleading. As direct abutters, we received an email from a Wychmere representative on May 1, 2023, stating that they were proposing a 40-

room hotel on the existing footprint, ***that they had considered something larger but decided against it***, and that demolition and construction would begin in the winter of 2024. No demolition occurred, and we never heard another word about renovations until they submitted their proposal for an 80-room hotel on October 3, 2024. There was no explanation as to why they decided to forgo their original plans and instead try to bulldoze through plans for a hotel with more than twice as many rooms on a footprint more than double the size of the existing hotel. In the summer of 2025, we agreed to meet with Wychmere's representatives to discuss our reservations about the size of the project. The ONE thing that really stood out to us from this meeting was a comment they made that they could get this thing pushed through immediately if they really wanted to. That did not sit well with us. It showed an arrogance and a complete disregard for the role of the Cape Cod Commission and for those neighbors who are going to bear the brunt of the devastating impact of this expansion, not just in the short term, but forever. It was the ultimate slap in the face when, after feigning interest in our very legitimate concerns, they came back with a proposal that is only 8 rooms smaller than the original.

In closing, we did not purchase our home on Snow Inn Road oblivious to the fact that Wychmere at some point would want to renovate and possibly expand the hotel. We did however purchase it believing that they would do so responsibly, and in a size and scope that is in keeping with the neighborhood and the location. This is clearly NOT what they are trying to do. We are not opposed to reasonable expansion, but their proposal has gone way beyond reasonable and is threatening the safety, integrity, and livability of the neighborhood as well as the residents' use and enjoyment of their homes. We respectfully request that you deny this proposal.

Thank you.

Colleen and Bill O'Brien

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Diane Coulter
Town/Village: Harwich Port
Submission Date/Time: 2/4/2026 8:44 PM
via online form

Comment

PDF File submitted: Yes

February 4, 2026

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

Dear Ms. Kristy Senatori,

I am writing to share my objection to the Wychmere Hotel Redevelopment Project. My concern is that the project will negatively impact Snow Inn Road as well as Merkel Beach.

As a resident of Harwichport, for years I have walked or cycled
from Freeman Street to Merkel Beach several times a week during the summer. Snow Inn Road is narrow and there is a steady flow of cars. I have noticed an increase in traffic since the Wychmere Dune building was constructed and started hosting weddings. Often there are several cars backed up on Snow Inn Road at the Route 28/Freeman Street intersection, as well as a line of cars on Freeman Street. This congestion makes it difficult for a bike to navigate around to cross at the Route 28 crosswalk. Snow Inn Road has become increasingly unsafe for the many walkers including families with children and strollers walking to Merkel Beach.

I am concerned that the proposed hotel will result in an increased number of cars that will cause more congestion. In fact, the TIAS (Traffic Impact and Access Study) prepared by Wychmere's consultant states, "The project is expected to generate approximately 388 new weekend daily vehicle trips and 320 week day daily trips…" An increase of 388 cars on a Saturday or Sunday seems quite significant. With respect to the Snow Inn Rd/Route 28 intersection, the TIAS notes "slight increase to vehicle delays and queuing are expected." I speculate that the typical two or three cars at the intersection will become three or four. The proposed building will certainly make Snow Inn Road more dangerous.

In addition to contributing to the already congested condition of Snow Inn Road, I am also concerned the proposed building will exacerbate issues having to do with Merkel Beach. Since the Dune building was constructed (which has resulted in an increase in weddings), there have been some inconveniences that have affected beach goers who include many surrounding neighbors and Harwich residents. Any one of these items seems like a minor issue, but taken in the aggregate, they become tiresome and an inconvenience.

Brides and wedding parties congregate on the boardwalk to Merkel Beach as they wait their turn for photos. Beach goers wait politely with beach chairs and gear while the photo is taken or wait for a chance to sneak by. The boardwalk is a public way, so people have a right to be on it, yet Wychmere is a business and their guests are using the path at the inconvenience of its neighbors and Harwich residents.

There is a clearing to the side of the boardwalk on the Merkel conservation land. Wedding party photos are often taken in this clearing. I saw wine glasses left on the bench in this clearing. Occasionally, I have also seen Wychmere Beach Club lounge chairs pushed over to the Merkel Beach side. On a busy weekend this contributes to crowding at Merkel Beach.

Any one of these issues is not a big deal but added together they become an inconvenience to the many surrounding neighbors and Harwich residents who regularly use Merkel Beach. Although nothing in the Wychmere documents states that the restaurant or the private meeting room in the proposed building would be used for weddings, it is conceivable that weddings would be an added use in the future, especially since Wychmere seems all about growth. An additional wedding venue, even a small one, would add to the frequency of wedding parties on the boardwalk and conservation land. If this project is allowed, there should be a condition that the new building may not house a fourth wedding venue. Also with additional hotel guests, who are not regular Wychmere Club members, the inconveniences at Merkel Beach could become problematic.

I oppose the Wychmere Redevelopment Hotel Project based on the dangerous conditions of Snow Inn Road as well as my concerns having to do with Merkel Beach and the Merkel conservation land.

Sincerely,

Diane Coulter

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Michael Heffernan
Town/Village: Harwich Port
Submission Date/Time: 2/4/2026 8:29 PM
via online form

Comment

To the Cape Cod Commission February 4, 2026

This Hotel issue is " far more than just Wychmere Harbor" ; problem.

This is about a sustained assault, on the Cape, by large REITs, Venture capital, and Private Equity firms. President Kennedy understood the vital importance of protecting our small, village communities. If this project is allowed to proceed as proposed, it sets a dangerous precedent that could lead to massive resorts lining the shore all the way to Stage Harbor.

The influx of "big money" is not for the benefit of our town; it is a money grab that benefits a few; while causing misery for the rest,,,,,,, and disrupting a village that took generations of hard work to build. We want our village to welcome families and build a community where our kids want to raise their children, and neighbors truly care for each other.

We do not want a economy built on corporate resorts and short-term rental business models.

We must protect the tranquil charm and the quiet, dark nights that make this place magical. The light pollution already being emitted from the "wedding factories" at the end of snow in road ,,, are already impacting the night sky over Monomoy,,,, these developers simply do not care. All this talk about the great septic, is a bunch of Bunk,,, These developers are required by the state to update this septic, whether they build this or not. This is not a benefit, this is mandatory so they don't pollute/affect our precious harbor.

Furthermore, this development is not good for local business. It will siphon patrons away from the entrepreneurs, local restaurants, and boutique hotels that Harwich Port is known for. This resort may compete for employees that are already hard to find. The promise of twenty-five jobs is not worth disrupting this hard-working community of local merchants for a resort that only benefits a few. This proposed resort better fits the profile of Yarmouth or Dennis Port, where structures like this already exist and would blend rather than disrupt.

Public safety is also a critical concern. Snow Inn Road is a narrow, dead-end street where two vehicles can barely pass. It has become dangerous to walk, and is a main walking route for residents and tourist. In an emergency, this compromised access could lead to catastrophic failure. The intersection of Snow Inn Road and Route 28 is already one of the most dangerous in the state. Many tourists, often distracted by their phones, are unaware of the dangers. We should not have to wait for a fatality to understand that this project is untenable.

The shift from a forty-room hotel to a 72-room "monster resort" feels like an ambush on the local residents who simply want to be able to walk their neighborhood safely.

I respectfully urge the Commission to prioritize the safety and character of our village by voting against this proposal.

Sincerely,

Mike Heffernan
20 Freeman St

PDF File submitted: No

February 3, 2026

To: Cape Cod Commission Transportation Program

Attn: Steven Tupper (Deputy Director) / Colleen Medeiros (Transportation Program Manager)

Email: transportation@capecodcommission.org

RE: Formal Opposition and Safety Concerns Regarding Freeman Street and Route 28 Development

To the Members of the Board,

As a resident of Freeman Street, I am writing to formally express my grave concerns regarding the escalating traffic volume and dangerous vehicle speeds in our neighborhood. While we cherish the character of Harwich Port, the current infrastructure is no longer sufficient to protect the safely of pedestrians, cyclists, and homeowners-a situation that will be exacerbated by the proposed 72-room hotel development.

While official rhetoric has previously suggested that frequent accidents do not occur at the Freeman St/Rte 28/Snow Inn Rd. intersection recent data and events prove otherwise:

- **High-Crash Designation:** The Cape Cod Commission's 2026 reports now officially identify this intersection as a **"High-Crash Location"** and a **MassDOT "High Crash Cluster,"** with an average of **3.4 crashes per year**.
- **The July 4th Weekend Crisis:** In a single 24-hour window last year, our neighborhood saw catastrophic incidents:
    - **July 5, 2025 (12:45 AM):** A critical motorcycle accident at Rt 28 and Snow Inn Road required the victim to be **airlifted** to an off-Cape trauma center.
    - **July 5, 2025 (10:00 AM):** An SUV barreled through a fence and into a swimming pool at **58 Snow Inn Road**, demonstrating the lack of vehicle control in this residential zone.
- There has been property damage. Vehicles have repeatedly veered off the road at the northwest corner of Freeman and 28, destroying private fencing.
- Visibility issues are present. The narrow nature of Snow Inn Road and the curve near Wychmere Beach Club create blind spots that make it nearly impossible for drivers to see pedestrians until it is too late.

- Neighbors are challenged and threatened just walking down Freeman Street, crossing the dangerous intersection of 28 Snow Inn and Freeman to go for a dog walk, stroll or walk to Merkle beach.
- **Infrastructure Failure:** The current "Cape Cod sidewalks" (neighbor's lawns) are the only refuge for families with strollers and children. The new crosswalk has created a "trap" where drivers, desperate for a gap in Route 28 traffic, fail to see pedestrians until they are forced to slam on their brakes.

The Wychmere developer's claim that a 72-room hotel, restaurant, and spa will reduce traffic is statistically improbable. The logistics of guest transport alone—converting one motor coach into five shuttle vans—will quintuple the vehicle count on these narrow, high-risk roads. There also will be an increase in traffic from the guests who will be sightseeing and shopping.

We have already reached a point where neighbors fear for their safety simply checking their mail boxes or exiting their driveways. Many of us now take longer, circuitous routes to avoid the Freeman/Route 28 intersection entirely because the risk of accident is too high.

I urge the Board to reject any traffic studies provided by the developer and instead rely on the CCC's "High Crash Cluster" designation to mandate a full, independent safety overhaul before approving the Wychmere Hotel Proposal, or any other new development.

Sincerely,

Leslie Heffernan

20 Freeman St

Harwich Port

To: Cape Cod Commission Transportation Program February 3, 2026

Attn: Steven Tupper (Deputy Director) / Colleen Medeiros (Transportation Program Manager)

Email: transportation@capecodcommission.org

SUBJECT: Resident Fact Sheet – High Crash Cluster: Route 28 & Snow Inn Rd/Freeman St

Overview: This document serves as a formal resident submission to supplement the CCC's January 2026 High Crash Location Report regarding the intersection of Route 28, Freeman Street, and Snow Inn Road in Harwich Port.

I. Verified Incident Log (July 2025 Holiday Weekend)

- **Incident A:** July 5, 2025 | 12:45 AM. Motorcyclist critically injured; Mediflighted to trauma center. Location: Intersection of Rt 28/Snow Inn Rd.
- **Incident B:** July 5, 2025 | 10:00 AM. SUV (Range Rover) through-fence incursions at 58 Snow Inn Road.
- **Resident Note:** These incidents occurred within 12 hours of each other, illustrating the "chaotic" failure of this intersection during peak seasonal volume.

II. Pedestrian Safety Violations

- **Conflict Zones:** The relocated crosswalk at Freeman/Rt 28 creates a blind-spot conflict for drivers exiting Snow Inn Road who are focused on eastbound/westbound traffic gaps.
- **Narrow Roadway:** Snow Inn Road's width is insufficient for current service truck volume (Wychmere Beach Club) and pedestrian traffic, particularly near the curve.

III. Development Impact Concerns

- Proposed 72-room hotel + restaurant/spa at Wychmere.
- Shuttle van "multiplication effect": Developer plans to replace motor coaches with 5-6 smaller vans per trip, significantly increasing the frequency of hazardous turns at the Rt 28/Snow Inn Road intersection.

Requested Action: We request the CCC Transportation staff conduct a **Pedestrian RSA (Road Safety Audit)** specifically for the Freeman Street corridor to address the discrepancy between developer-led traffic counts and the official "High Crash" status.

Sincerely,

Leslie Heffernan 20 Freeman St. Harwich Port

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Leslie Heffernan
Town/Village: Harwich Port
Submission Date/Time: 2/4/2026 9:24 PM
via online form

Comment

February 3, 2026

To: Cape Cod Commission Transportation Program

Attn: Steven Tupper (Deputy Director) / Colleen Medeiros (Transportation Program Manager)

Email: transportation@capecodcommission.org

RE: Formal Opposition and Safety Concerns Regarding Freeman Street and Route 28 Development

To the Members of the Board,

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While official rhetoric has previously suggested that frequent accidents do not occur at the Freeman St/Rte 28/Snow Inn Rd. intersection recent data and events prove otherwise:

• High-Crash Designation: The Cape Cod Commission’s 2026 reports now officially identify this intersection as a "High-Crash Location" and a MassDOT "High Crash Cluster," with an average of 3.4 crashes per year.

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• There has been property damage. Vehicles have repeatedly veered off the road at the northwest corner of Freeman and 28, destroying private fencing.

• Visibility issues are present. The narrow nature of Snow Inn Road and the curve near Wychmere Beach Club create blind spots that make it nearly impossible for drivers to see pedestrians until it is too late.

• Neighbors are challenged and threatened just walking down Freeman Street, crossing the dangerous intersection of 28 Snow Inn and Freeman to go for a dog walk, stroll or walk to Merkle beach.

• Infrastructure Failure: The current "Cape Cod sidewalks" (neighbor's lawns) are the only refuge for families with strollers and children. The new crosswalk has created a "trap" where drivers, desperate for a gap in Route 28 traffic, fail to see pedestrians until they are forced to slam on their brakes.

The Wychmere developer’s claim that a 72-room hotel, restaurant, and spa will reduce traffic is statistically improbable. The logistics of guest transport alone—converting one

motor coach into five shuttle vans—will quintuple the vehicle count on these narrow, high-risk roads. There also will be an increase in traffic from the guests who will be sightseeing and shopping.

We have already reached a point where neighbors fear for their safety simply checking their mail boxes or exiting their driveways. Many of us now take longer, circuitous routes to avoid the Freeman/Route 28 intersection entirely because the risk of accident is too high.

I urge the Board to reject any traffic studies provided by the developer and instead rely on the CCC's "High Crash Cluster" designation to mandate a full, independent safety overhaul before approving the Wychmere Hotel Proposal, or any other new development.

Sincerely,

Leslie Heffernan

20 Freeman St

Harwich Port

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Leslie Heffernan
Town/Village: Harwich Port
Submission Date/Time: 2/4/2026 9:28 PM
via online form

Comment

To: Cape Cod Commission Transportation Program February 3, 2026

Attn: Steven Tupper (Deputy Director) / Colleen Medeiros (Transportation Program Manager)

Email: transportation@capecodcommission.org

SUBJECT: Resident Fact Sheet – High Crash Cluster: Route 28 & Snow Inn Rd/Freeman St

Overview: This document serves as a formal resident submission to supplement the CCC's January 2026 High Crash Location Report regarding the intersection of Route 28, Freeman Street, and Snow Inn Road in Harwich Port.

I. Verified Incident Log (July 2025 Holiday Weekend)

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• Resident Note: These incidents occurred within 12 hours of each other, illustrating the "chaotic" failure of this intersection during peak seasonal volume.

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• Conflict Zones: The relocated crosswalk at Freeman/Rt 28 creates a blind-spot conflict for drivers exiting Snow Inn Road who are focused on eastbound/westbound traffic gaps.

• Narrow Roadway: Snow Inn Road's width is insufficient for current service truck volume (Wychmere Beach Club) and pedestrian traffic, particularly near the curve.

III. Development Impact Concerns

• Proposed 72-room hotel + restaurant/spa at Wychmere.

• Shuttle van "multiplication effect": Developer plans to replace motor coaches with 5-6 smaller vans per trip, significantly increasing the frequency of hazardous turns at the Rt 28/Snow Inn Road intersection.

Requested Action: We request the CCC Transportation staff conduct a Pedestrian RSA (Road Safety Audit) specifically for the Freeman Street corridor to address the discrepancy between developer-led traffic counts and the official "High Crash" status.

Sincerely,

Leslie Heffernan 20 Freeman St. Harwich Port

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Michael Hershey
Town/Village: Harwich Port
Submission Date/Time: 2/4/2026 8:45 PM
via online form

Comment

PDF File submitted: Yes

Dear Cape Cod Commission members,

RE: Wychmere Harbor Hotel Development

Date: February 4, 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,

Michael Hershey

13 Woodland Rd Harwich Port