PUBLIC COMMENT LETTER- 1

January 18, 2026

Members of the Cape Cod Commission,

My husband and I, along with my sister [redacted], own a historic home known as Beach Lodge, located at [redacted] Inn Road in Harwich Port. Beach Lodge is the only remaining structure of the original Wychmere Cottages built in the 1850's and overlooks Wychmere Harbor.

Our family has owned property in Harwich since 1969 and we have enjoyed the beauty and tranquility of the Harwich area since the early 1950's. We are sailors, boaters, kayakers, paddleboarders and ocean swimmers and we cherish our summers enjoying the historic uniqueness and beauty of Wychmere Harbor and Nantucket Sound.

We are opposed to the Wychmere Redevelopment Proposal #2 for many reasons, but in particular, because of its massive size and scope, and safety and character concerns. This new proposal reflects only a 10% reduction in size from the original massive proposal and reflects no improvements to address the significant safety and character concerns voiced by surrounding property owners. Consequently, it is difficult to comprehend how the benefits of this revised Proposal **now** outweigh the detriments.

Snow Inn Road has been and continues to be a dangerous road for pedestrians, cyclists, etc. and will only become more dangerous with the additional traffic this project will undoubtedly add. The applicant's unsubstantiated suggestion, that by switching from larger vehicles to smaller vehicles the number of trips will be reduced, makes absolutely zero sense. Common sense and math suggest the number of trips will increase significantly, compounding the current danger. Furthermore, adding concrete to a historic and idyllic road is not a reasonable solution and only enhances the danger to many, including cyclists.

In addition, as sailors we know that the massiveness of this project will negatively impact the ability to sail in and out of Wychmere Harbor. Wychmere is one of the most picturesque harbors on the Cape and the loss of sailing would be a detriment to our family-based community, and Wychmere's historical significance.

This project is in no way consistent with the character of our historic neighborhood. The benefits certainly do not outweigh the detriments.

[redacted]
Harwich Port

- Proposed building fully conforms to Harwich Historic District and Historical Commission design guidelines.
- Former Thompson's Clam Bar operated 500–550 seats and served 2,000–3,000 meals per day in peak season with 400+ employees, plus the site had 150 guest rooms and an active beach club.
- Project eliminates all large motor coaches from Snow Inn Road.
- Over 80% of deliveries will be rerouted to the Route 28 commissary, with controlled scheduling and smaller electric vans.
- Future removal of employee parking will further reduce vehicle trips; shuttle service will continue with a larger electric van added.
- Full valet operations will keep all vehicles onsite using an established Cape Cod valet company.
- Planned future removal of employee parking from the site will significantly reduce vehicle trips on Snow Inn Road. The shuttle service will continue its current operations, and a larger electric van will be added in the future while maintaining the same schedule that exists today.
- Overalll, Wychmere will be able to reduce a total of 8,126 vehicular trips on Snow Inn Road during peak season.
- Wychmere has offered to conduct survey of Snow Inn Road to determine feasibility of a sidewalk along the west side of the road to improve pedestrian safety. Individuals are concerned about safety on Snow Inn Rd but are unwilling to consider solutions available to mitigate problem.
- Offered to conduct Road Safety Audit of the Snow Inn Road/Freeman Street/Route 28 intersection to assist Town in applying for available grants for further roadway improvements.
- Project will not affect harbor navigation or use of the Harbor in any way.

PUBLIC COMMENT LETTER- 2

Submitted By: R[redacted]
Town/Village: Harwich Portw
Submission Date/Time: 1/20/2026 1:21 PM
via online form

Comment

As a local resident that frequently walks or bikes or drives in the area of the property, I can attest to all of the points in the letter that the group of concerned citizens put together to inform the commission of the serious issues with the continued expansion of the operation at the end of Snow Inn Road. In its current format, there are frequently 2-3 100 person + weddings weekly on the property during the season and that creates chaos all around the neighborhood. Beyond the challenges of navigating through the traffic going in and out of the facility or the buses parked at the overlook, or the rowdy, intoxicated, wedding parties over whelming the downtown restaurants, the continued expansion of the property would seem to be harmful tot he ecology of the area as well. Most of us were surprised they could build the massive building right on the beach, and now they want to add a 70+ room hotel to the already environmentally compromised site. We often wonder if there are any rules that can't be overcome with deep developer pockets. I agree with the issues raised in the following letter:

To the Cape Cod Commission

RE: Wychmere Harbor Hotel Development

Date: January 14, 2026

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.

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 further 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 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.

- Wychmere is not currently an environmentally compromised site & the project will make further improvements to impact the environment.
- Project includes voluntary relocation of 40-year-old wastewater treatment facility out of flood plain and replacement with state-of-the-art wastewater treatment facility with tertiary treatment to eliminate nitrogen discharge by ~69 kg/year, directly improving water quality of Wychmere Harbor and Nantucket Sound.
- Install stormwater management system to capture and treat existing, **uncontrolled off-site runoff from broader neighborhood** that sheet flows on to Wychmere property & into Wychmere Harbor & down the public Snow Inn Road on to Merkel beach dune.
- Elevation of hotel building out of the floodplain and no new construction within floodplain eliminates existing hazards to people and property from storm events.
- Wychmere provides financial support for towns shellfish upweller system in Wychmere Harbor.
- The hotel has offered to fund and conduct a professional survey of Snow Inn Road to determine whether a sidewalk on the west side is physically feasible, yet some residents continue to dismiss the idea outright. Their objections aren't based on data but on assumptions, even though much of the land in question is actually town-owned right-of-way that has been informally landscaped over the years. Completing the survey is the only way to establish clear facts and move the conversation from speculation to informed decision-making.
- Snow Inn Road has been a road for vehicles for more than 100 years.
- With the proposed project, 54 passenger buses will no longer be allowed to access the site and therefore will be removed from Snow Inn Road & intersection.
- There is no data to support the inability for fire & emergency response to access Snow Inn Rd.
- All guest vehicles will be valet-parked and remain onsite; an on-demand electric shuttle will transport guests to local businesses.
- In peak season, the hotel will primarily serve existing event guests, with length-of-stay limits shifting arrivals and departures to off-peak times and reducing peak-hour traffic.
- In peak season, the hotel restaurant will serve hotel guests for breakfast and dinner, with lunch at the Beach Club; public dining will occur mainly in shoulder seasons when occupancy is lower.

PUBLIC COMMENT LETTER- 3

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: [redacted]
Town/Village: Harwich Port
Submission Date/Time: 1/19/2026 8:46 PM
via online form

Comment

To the Members of the Cape Cod Commission:

I am writing to express my strong opposition to the proposed development of Wychmere Harbor. While I understand the desire for growth, this project would create serious safety and infrastructure problems that the neighborhood is not equipped to handle.

The Wychmere Harbor area is already congested, especially during peak seasons. Additional development will significantly increase traffic, leading to overcrowding and unsafe conditions. The surrounding roads were not designed to handle a higher volume of vehicles, and there are already too many cars using these narrow streets.

A major concern is that Snow Inn Road has no sidewalks, making it extremely dangerous for pedestrians. Many people walk along this road, yet cars frequently travel at high speeds. Adding more traffic will only increase the risk of accidents and put residents, visitors, and families in danger. In addition, the intersection of Route 28 and Snow Inn Road is particularly hazardous. There have already been numerous accidents at this intersection, and increased traffic from new development will worsen an already unsafe situation.

For these reasons—overcrowding, increased traffic, lack of pedestrian safety, speeding vehicles, and a dangerous intersection—I strongly urge you to reconsider any plans to further develop Wychmere Harbor. Public safety and the well-being of the community should be the top priority.

Thank you for your time and consideration.

Sincerely,

[redacted]

- Wychmere offered to complete land review to see how sidewalk can be achievable.
- Wychmere is also adding sidewalks in front of Wychmere for pedestrian safety.
- With its future mitigation plan, overall, Wychmere will be able to **reduce a total of 8,126 vehicular trips on Snow Inn Road during peak season:**
  - -7,540 employee vehicular trips
  - -950 delivery trips
  - +364 Commissary Transfer Trips

FORM LETTER CIRCULATED & SUBMITTED BY SEVERAL

To the Cape Cod Commission

RE: Wychmere Harbor Hotel Development

Date: January 14, 2026

Dear Cape Cod 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_____

Address_____

Town_____

Additional Identical Submissions include this form letter.

- Betsey Carothers
- Linda J. Azanow
- Roxanna Hurst
- Kimberle Chapin
- Peter Sullivan
- Deb Martin
- The Martindales
- Ryan McKenna

- Hotel has offered to fund & conduct a professional survey of Snow Inn Road to determine whether a sidewalk on the west side is physically feasible yet some residents continue to dismiss the idea outright. Their objections aren't based on data but on assumptions, even though much of the land question is actually town-owned right-of-way that has been informally landscaped over the years. Completing the survey is the only way to establ clear facts and move the conversation from speculation to informed decision-making.
- Snow Inn Road has been a public road for vehicles for more than 100 years.
- With the proposed project, 54 passenger buses will no longer be allowed to access the site & will be removed from Snow Inn Road & intersection.
- Full valet operations will keep all vehicles onsite using an established Cape Cod valet company.
- Overalll, Wychmere will be able to reduce a total of 8,126 vehicular trips on Snow Inn Road during peak season.
- There is no data to support the inability for fire & emergency response to access Snow Inn Rd.
- Impediments to traffic in the neighborhood stem generated by home owners landscapers etc. parking on Snow Inn Rd where parking is prohibitec
- Police & Fire Chiefs support traffic plan for improvements and have no record of DUI arrests or accidents coming from Wychmere Events.