Application Cover Sheet

Cape Cod Commission
3225 Main Street, PO Box 226
Barnstable, MA 02630
Tel: (508) 362-3828 • Fax: (508) 362-3136

[redacted]

Type of Application (check all that apply)

X Development of Regional Impact (DRI)	DRI Exemption	Request for Joint MEPA/DRI Review
DRI Scoping	Hardship Exemption	Decision Extension
	Jurisdictional Determination	Decision Modification

Project Information

Project Name: Wychmere Beach Club Hotel Redevelopment Total Site Acreage: 661,500 +/- SF

Project/Property Location: 23 Snow Inn Road, Harwichport Zoning: R-L and RH-3

Brief Project Description:
Include total square footage of proposed and existing development, gross floor area, number of lots existing or to be created, specific uses, description of existing conditions, as applicable (attach additional sheets if necessary).
Applicant seeks to raze the existing hotel (2 buildings/32 rooms), and replace with a new hotel (72 rooms), reconfigure and improve entrances and make other site upgrades. Please see Narrative attached hereto.

Owner(s) of Record

List the following information for all involved parcels. Provide copies of each Deed and Purchase and Sale Agreement and/or evidence of lease-hold interest, if applicable, for all involved parcels. Proof of ownership/legal rights for Applicant(s) to proceed with the proposed development must be documented prior to the Commission deeming any application complete. List the local, state, or federal agencies from which permits or other actions have been/will be filed (attach additional sheets if necessary).

Map/Parcel	Owner's Name	Lot & Plan	Land Court Certificate of Title #	Registry of Deeds Book/Page #
8 – P2 14 and 15	Wychmere Harbor Real Estate, LLC			Book 24547 Page 55

There **ARE/ARE NOT** (circle one) court claims, pending or completed, involving this property (if yes, please attach relevant information).

Is there an existing CCC Decision for the Property? yes ☐ no ☒ (if so, recording information for decision, please attach relevant information).

Certification

I hereby certify that all information provided on this application form and in the required attachments is true and accurate to the best of my knowledge. I agree to notify the Cape Cod Commission of any changes on the information provided in this application, in writing, as soon as is practicable. I understand failure to provide the required information and any fees may result in a procedural denial of my project.
NOTE: For wireless communication facilities, a licensed carrier should be either an applicant or a co-applicant.

APPLICANT

Applicant(s) Name: Wychmere Harbor Real Estate, LLC Tel: _____ Fax: _____

Address: 23 Snow Inn Road, Harwichport, MA 02646

Signature: Andrew L. Singer, Att By: Andrew L. Singer, Attorney Date: 10/20/2025

Co-Applicant(s) Name: _____ Tel: _____ Fax: _____

Address: _____

Signature: _____ Date: _____

Contact: Andrew L. Singer, Esquire Tel: 508-398-2221 Fax: 508-398-1568

Address: c/o Law Office of Singer & Singer, LLC – P.O. Box 67, Dennisport, MA 02639

Signature: Andrew L. Singer, Att Date: 10/20/25

Property Owner: Wychmere Harbor Real Estate, LLC Tel: _____ Fax: _____

Address: : 23 Snow Inn Road, Harwichport, MA 02646

Signature: Andrew L. Singer, Att By: Andrew L. Singer, Attorney Date: 10/20/2025

Name: Law Office of Singer & Singer, LLC – P.O. Box 67, Dennisport, MA 02639 Tel: 508-398-2221 Fax: 508-398-1568

Address: P.O. Box 67 (26 Upper County Road), Dennisport, MA 02639

Cape Cod Commission

Applicant: Wychmere Harbor Real Estate, LLC
Property: 23 Snow Inn Road, Harwichport, MA

Applicant/Property. The Applicant owns the Wychmere Beach Resort (Units 12-16 of the Wychmere Shores Condominium) at 23 Snow Inn Road in Harwichport [collectively "Property"]. The Property is shown as Parcel P-2 on Harwich Assessors Map 8 and is located in both the RH-3 and RL Zoning Districts. The long-time uses, site coverage, and amenities coverage at the Property are pre-existing nonconforming.

Proposal/Relief Requested. The Applicant is proposing to redevelop the hotel at the Wychmere Beach Club ["Redevelopment"]. The current hotel includes thirty-two (32) rooms in two (2) buildings – the Snow Inn Building and the Channel House Building. The existing hotel complex comprises a total of 34,860 sq. ft. in area (30,810 sq. ft. in the Snow Inn Building and 4,050 sq. ft. in the Channel House Building).

A prior application proposed a new hotel in one, 83,307 sq. ft. building with 80 rooms. This application was subsequently withdrawn. This new application proposes a smaller replacement hotel of one, 75,322 sq. ft. building with 72 rooms. There will be a net reduction of habitable space on the ground within the floodplain (AE11 & AE12).

The Redevelopment includes the proposed relocation and upgrade of the forty-year-old Wastewater Treatment Facility from the existing main hotel building to be outside of the floodplain, as well as extensive stormwater management upgrades onsite and offsite to significantly control and improve existing runoff from offsite that flows across and down Snow Inn Road into Wychmere Harbor and the Town-owned Merkel Beach.

There are currently 236 parking spaces on site. The original proposal would have reduced this to 195 spaces. The current proposal will provide 207 on-site parking spaces with improved site circulation and accessible pedestrian walkways. A detailed Parking Management Plan ("PMP") including 100% valet parking on site has been provided. This demonstrates safe and efficient space for 290 vehicles. The PMP further details timing of events and activities, availability of onsite as well as offsite parking spaces, and demonstrates peak demands and operational flow to efficiently, adequately, and safely accommodate all parking requirements for the Property.

Building coverage will remain conforming. Pre-existing nonconforming site and amenities coverages will increase slightly, respectively. No changes are proposed to the buildings, services, and amenities located on the outer perimeters of the Beach Club Property, including adjacent to the Wychmere Harbor Channel and Nantucket Sound.