Hello Chair and members of the Commission.
My name is Amy Orlando. I'm a member of the Wychmere Beach Club, and I'm also a summer resident and local real estate owner of coastal property on Great Island.

I'm here to speak in **support** of the proposed hotel redevelopment at the Wychmere Beach Club. I care deeply about this place and I believe this project represents responsible redevelopment, not unchecked growth.

First, this project represents responsible **redevelopment of an existing hospitality site**, not new or speculative growth. The proposal adds hotel rooms within an existing hospitality footprint, rather than sprawling outward into new or undeveloped areas. In my view, that distinction matters. Concentrating growth where infrastructure, access, and management already exist is far preferable to pushing development elsewhere on the Cape. Moreover, Modernizing an aging waterfront facility with a code-compliant, resilient design is exactly the type of reinvestment the Commission encourages.

Second, I also believe its important to acknowledge the economic realty of this region. Tourism is the backbone of the local economy but it must be done well. A hotel use is economic activity that strengthens the local economy while remaining consistent with Cape Cod's long-standing role as a hospitality-based region. I also want to speak from personal experience. I own coastal property nearby, and I've watched long stretches of Route 28 specifically in West Yarmouth struggle with disinvestment — vacant properties, run-down buildings, and businesses that never recovered. That kind of stagnation doesn't protect the environment, and it doesn't strengthen communities. It weakens them.

Strategic, well-regulated investment like this helps prevent decline by keeping properties viable, well-maintained, and economically productive — while still subject to rigorous environmental oversight.

Traffic impacts have understandably been a major focus here. The proposed traffic mitigation measures by Wychmere are a significant improvement over the current traffic situation eliminating over 8,000 vehicle trips during summer season, removing large, noisy delivery trucks , tractor trailers and large motor coaches from snow inn road. In addition all employees and delivery transportation will use quiet electric vans. What neighbor wouldn't want these improvements?

From an environmental standpoint, Doing nothing does not preserve the environment — it locks in outdated infrastructure that is more vulnerable to storms and sea-level rise. As someone who owns coastal property nearby, I would not support a project that I believed would jeopardize our shoreline or undermine climate resilience. From what I have reviewed, this plan reflects careful consideration of coastal impacts, stormwater

management, and regulatory oversight. By relocating a 40 year old wastewater treatment facility out of the floodplain, replacing it with a modern system that reduces nitrogen discharge , improving water quality at Wychmere harbor and nantucket sound, capturing and treating runoff currently flowing into wychmere harbor and elevating habitable areas out of the floodplain, the developers are improving the environmental impacts of the current situation in a meaningful way.

Opposition alone should not stop projects that are well-planned, environmentally conscious, and economically beneficial. Denial does not prevent change — it only reduces the Commission's ability to guide it responsibly. One of the neighbors mentioned that the developers greed should not drive this project but I think its important to point out that aside from all the previously mentioned improvements, this project seeks to make available to the public through the hotel what has long been private beach access available only to the private beach club members. I would argue that the greed is not on the part of the developer in this instance and that this project is for the overall public good in more ways than one.

In closing, I support this proposal because it balances preservation with smart, responsible investment and I respectfully urge the Commission to approve the project.

Thank you.