November 23, 2025

RECEIVED
DEC - 1 2025
CAPE COD COMMISSION

Kristy Senatori, Executive Director
Cape Cod Commission
3225 Main Street, Box 226
Barnstable, MA 02630

Re: Snow Inn Redevelopment, Harwich Port, MA

Dear Ms. Senatori:

This letter is in support of the proposed development plans for the Snow Inn in Harwich Port, which is currently under consideration by the Cape Cod Commission. I believe Wychmere Beach Club has proven itself as a good neighbor and contributor to the Town of Harwich and this proposed project has significant benefits to the Town of Harwich and the local economy.

The major concern I hear from people who live near the property is the traffic issue. Wychmere has taken several steps to reduce area traffic at a significant cost to them including:

1. The purchase of the old Coachman Motel which will be used for summer employees' housing and they will provide a shuttle to reduce traffic on Snow Inn Road.
2. The purchase of a warehouse type building on the corner of Rte 28 and Neel Road which will be used for all their large deliveries eliminating large trucks to their property on Snow Inn Road. They will then move things to the resort from this warehouse, as needed, by small vehicles at times to create minimum conflicts. In addition to the cost of this endeavor it creates more work for them.
3. By having 80 additional rooms onsite there will be less cars coming onto the property for large wedding events.

Another benefit to the Town of Harwich is the increased tax revenue which was estimated independently to be in excess of $1M.

The project also includes a new wastewater treatment system which will improve the water quality in Wychmere Harbor and will enhance flood resilience in the area, benefitting Merkel Beach, the Harbor and individual property owners in the vicinity.

For these reasons and many more I request that the Cape Cod Commission approve the proposed redevelopment proposal. Thank you for your consideration.

Sincerely,

Mary Anderson
19 Wilmas Way
Harwich, MA 02645

Cape Cod Commission
Regulatory Department
P.O. Box 226
Barnstable, MA 02630

November 21, 2025

Re: Support for the Wychmere Beach Club Re-Imagining Project

Dear Ms. Senatori,

As a Cape Cod business owner, I am writing to express my strong support for the Wychmere Beach Club's re-imagining project. Investments like this are essential to both the environmental and economic stability of our region.

The project's planned wastewater treatment improvements will significantly reduce nitrogen impacts and support the long-term health of our watershed—an issue that affects every business and resident on Cape Cod.

From a business perspective, this redevelopment will strengthen the local economy, expand year-round activity, and create new full-time, year-round jobs. As someone who operates a business here, I know how critical it is to have stable employment opportunities and continued investment in our local communities.

Wychmere's project supports the future growth and sustainability of Cape Cod, balancing necessary environmental improvements with long-term economic resilience. I respectfully encourage the Commission to support this important initiative.

Thank you for your consideration.

Bryan Barrows
Barrows Companies
2 Vineyard Ln. Harwich, MA 02645

508·430·1715

RECEIVED
DEC - 1 2025
CAPE COD COMMISSION

PO Box 1143
Dennis, MA 02638
November 22,2025

Cape Cod Commission
PO Box 220. 3225 Main Street
Barnstable, MA 02630
Kristy Senatori, Executive Director

Dear Ms. Senatori,

I am delighted to write to you in support of the proposed renovations to the Snow Inn along with appropriate plans for the updating of other components of the Wychmere property located in Harwich.

As former Chair and current member of the Dennis Advisory Committee on Disabilities, I have reviewed many new projects and renovations in the mid Cape area to insure compliance with ADA requirements concerning accessibility. After touring the site and discussing accessibility concerns, I have found that the proposed project has thoughtfully considered and fully implemented each of those recommendations and requirements

It is a pleasure to see a project that is not only aware of the Americans with Disabilities list of requirements but also has fully applied them. There is no question that this project will add so much to the community. I support the Wychmere application not only for the above reasons but also because it would be a vibrant addition to the local economy for all to enjoy.

Sincerely Yours,

William A. Savicki

RECEIVED
DEC - 1 2025
CAPE COD COMMISSION

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

Dear Ms. Senatori,

I am writing to express my unequivocal and strong support for the proposed 72-room hotel redevelopment plan submitted by Snow Inn Development. I urge the Commission's approval of this project, as it represents a crucial opportunity for economic vitality and responsible growth in our town.

As you may be aware, I have been deeply involved in the Town of Harwich for over 35 years as both a resident, local business owner and heavily involved in community and non-profit service. More importantly, my parents were members of Wychmere back in the 80's and 90's, and it was, and remains, a mainstay for Harwich residents and the thousands of visitors who come from around the world. My commitment to ensuring Harwich's vital economic future is the foundation of my endorsement. I have watched our town evolve and firmly believe this project is a necessary step forward for the long-term health of our community.

My support for this in project is simple, the development team's sincere willingness to listen to the community's concerns and incorporate them into the final plan. They have gone to great lengths to address key areas vital to our residents, including, traffic and parking management, pedestrian safety (so important to local residents using Merkle Beach) and the reduction in truck traffic on Snow Inn Road. Furthermore, the team have been focused on significant environmental benefits including wastewater, stormwater, and flood protection improvements.

As the Town of Harwich embraces wastewater management through sewering, the local town budget will be close to $100M in the next few years, thus the economic impact of this development will provide necessary tax revenue that will impact all of our community. Finally, the two major factors that the Commission must consider are;

- Stable, year-round Jobs: The new hotel will create numerous stable, year-round jobs, not just seasonal ones. This provides better financial security for our residents and strengthens our local workforce.

- Support for Local Busineses: Increased visitor traffic will certainly benefit our local businesses through additional spending on dining, shopping, and attractions, injecting critical revenue into our economy throughout the year.

I have been fortunate to call Wychmere a neighbor for many years, and while not a member, but, as a three time Past President of the Harwich Chamber of Commerce and a longstanding Chairman of the Board of Assessors, I believe they are bringing a high-quality, responsible development to Harwich. I strongly recommend that the Commission approve this vital project.

Sincerely,

Richard J Waystack
rwaystack@waystack.com
508-776-0964

Date -

Cape Cod Commission
P.O. Box 226
3225 Main St.
Barnstable, MA 02630

RECEIVED
DEC - 4 2025
CAPE COD COMMISSION

Members of the Commission,

I remain strongly in favor of the proposed expansion of the Wychmere Hotel, for all the same reasons outlined in my original letter of support submitted in March of this year. My view has not changed; in fact, the more I have seen of the revised plans, the more confident I am in the value this project will bring to Harwich.

One thing that continues to stand out is the thoughtful and responsible approach Wychmere has taken throughout this process. Wychmere is already a tremendous asset to Harwich, and this expansion will further strengthen its role in attracting visitors to both the Cape and our town specifically. This increased activity will provide meaningful benefits for local businesses and the broader community.

As members of the club, we are pleased with the direction of the plans. The design blends seamlessly with the existing property, preserving the hotel's charm while adding much-needed spaces and services for guests and members. The attention to detail and commitment to respecting the character of the area are evident, and the proposed improvements will enhance the property for years to come.

I respectfully ask the Commission to approve this project. I continue to believe—just as I did when I wrote in March—that this expansion will be a valuable and positive addition to the Harwich community.

Respectfully,

Len Monfredo

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

Dear Ms. Senatori,

On behalf of WE CAN, I am writing to express our strong support for the proposed redevelopment project submitted by Wychmere. As a Harwich-based organization dedicated to empowering women and strengthening economic stability on Cape Cod, we believe Wychmere's longstanding commitment to our community and their history as a genuine partner make this an exceptional opportunity for the region.

Our support is rooted in years of positive, consistent partnership with Wychmere. They have long been more than a local business; they have been a dependable and engaged community ally. Wychmere has historically offered valuable employment opportunities, including many for the women we serve. These positions often provide year-round stability, which is essential for building financial independence and contributing to a thriving local economy. Their involvement in the Harwich community extends well beyond day-to-day operations. Wychmere regularly steps forward to support local organizations and initiatives, including ours, demonstrating a genuine commitment to the well-being of the broader community.

The proposed redevelopment represents far more than improvements to a single property. It is an investment in the region's economic infrastructure, one that will strengthen Cape Cod's year-round economy by expanding job opportunities and attracting visitors whose spending and tax contributions benefit local families. These economic gains directly support the women and families working to build stability and opportunity here on Cape Cod.

Wychmere has consistently taken a thoughtful, responsible approach to growth by balancing business needs with respect for the Cape's environment, character, and community values. We have seen firsthand their dedication to being a positive force in our region, and we are confident that this expansion will only enhance their ability to support our mission and contribute to the long-term resilience of our communities.

For these reasons, we respectfully urge the Cape Cod Commission to approve this important redevelopment project.

Sincerely,

Lisa Guyon

Lisa Guyon
Executive Director, WE CAN

RECEIVED
DEC - 8 2025
CAPE COD COMMISSION

November 6, 2025

Cape Cod Commission
P.O. Box 226
3225 Main Street
Barnstable, MA 02630

Dear Ms. Senatori,

I hope this letter finds you well. My name is Michael Argiros, and I am a resident of the condominiums on the Wychmere property. As one of the immediate neighbors of the hotel, I am writing once again to express my continued support for the proposed expansion of the Wychmere Hotel, including the addition of more guest rooms.

Having lived here for several years, I have seen firsthand the positive impact Wychmere has had on both the local community and the surrounding area. The management team has consistently demonstrated a commitment to being good neighbors, listening carefully to feedback, and acting responsibly in their planning and operations.

I would also like to acknowledge the thoughtful approach Wychmere took in withdrawing their earlier application in order to take into account the community's input and to make further refinements to their proposal. This action reflected genuine respect for the process and a sincere effort to address concerns while balancing the hotel's operational needs with those of its neighbors.

The Wychmere team has always been approachable, responsive, and transparent, maintaining open communication with residents and ensuring that development efforts align with community values. Their willingness to make adjustments and seek common ground demonstrates their continued dedication to doing the right thing for both the neighborhood and their guests.

I believe the revised proposal strikes an appropriate balance between supporting the local economy and preserving the character of our community. The planned improvements will allow more visitors to experience the beauty and hospitality of Wychmere, while also providing long-term benefits for residents and local businesses alike. Thank you for considering my perspective. I fully support the Wychmere Hotel expansion and appreciate the Commission's careful review of this important project. I look forward to seeing Wychmere continue to thrive as a responsible and valued member of our community.

Sincerely,

Michael Argiros

December 3rd, 2025

ATTN: Kristy Senatori, Executive Director
Cape Cod Commission
Regulatory Department
P.O. Box 226
Barnstable, MA 02630

Dear Kristy,

I'm reaching out today in support of the hotel redevelopment project at Wychmere Beach Club that would replace the existing Snow Inn structure with an innovative hotel. I strongly believe that this endeavor would prove to be a popular annual destination, bringing in more tourism seasonally and, ultimately, aiding in the all-around strengthening of the Harwich economy.

Thank you for your time and consideration,

Michael Boughton
Channel Manager, MA
William Grant & Sons

michael.boughton@wgrant.com

RECEIVED
DEC - 8 2025
CAPE COD COMMISSION

Dear Ms. Senatori,

I am writing to voice my strong support for the Snow Inn Development's proposed redevelopment project. As both a Harwich property owner and a member of the Wychmere community, I have followed this initiative closely and have been pleased to see revisions made to the original plan following community feedback.

As a result of this, I recognize that the plan now reflects a clear commitment to balancing community values, environmental responsibility, and economic vitality. I am particularly encouraged by the measures designed to enhance flood resilience, improve traffic flow, and sustain local employment opportunities all of which demonstrate the team's long-term investment in Harwich's well-being.

Throughout this process, the proponents have shown transparency and genuine engagement with residents and town officials alike. Their collaboration and responsiveness underscore a respect for the community that should be recognized and supported.

For these reasons, I respectfully encourage the Cape Cod Commission to approve the Snow Inn redevelopment proposal. I am confident it will strengthen our town's environmental resilience, safety, and overall quality of life.

With sincere appreciation,

Patrick & Haley Cutter

580 Route 28 #11
Harwich Port, MA 02646

RECEIVED
DEC - 8 2025
CAPE COD COMMISSION

RECEIVED
DEC - 8 2025
CAPE COD COMMISSION

Jeff Feuerman
Unit 4
23 Snow Inn Road
Harwich Port, MA 02646

December 3, 2025

Alex Peterson
Regulatory Planner
Cape Cod Commission
P.O. Box 226
3225 Main St.
Barnstable, MA 02630

Dear Mr. Peterson,

I hope this letter finds you well. My name is Jeff Feuerman, and I am a resident of the condos located on the Wychmere site. As one of the closest neighbors to the hotel, I am writing to express my full support for the proposed expansion of the Wychmere Hotel.

Having lived here for several years, I have witnessed firsthand the positive impact Wychmere has had on our community. The ownership and management have consistently demonstrated a strong commitment to being thoughtful and respectful neighbors.

Over the years, I have had numerous interactions with the team at Wychmere, and I can confidently attest to their willingness to engage with the surrounding community and address any concerns that may arise. Their approach has always been one of openness, respect, and an understanding of how crucial it is to maintain a positive relationship with the neighbors.

I strongly believe that the proposed expansion will bring even more benefits to the community, enhancing the area while maintaining the thoughtful and responsible approach that has made Wychmere a valued part of our neighborhood. Given their track record of responsible development and commitment to fostering a positive environment, I am confident that the expansion will proceed in a way that continues to respect the needs of local residents.

Thank you for considering my input. I fully support the Wychmere Hotel expansion project and look forward to its continued positive impact on our community.

Sincerely,
Jeff Feuerman



December 7th, 2025

Attention:

Kristy Senatori
Executive Director of the Cape Cod Commission.

Dear Ms. Senatori,

I have been coming to Harwichport since the early 1980's. I find myself in the unique position of being both a New Yorker and Cape Codder (not a very popular place for a baseball fan). In the early 1980's I bought a house on Bank Street and eventually my family bought our house at 35 Snow Inn Road and I have been enjoying the Cape with my family since then. At that time, Thompson's clam Bar was still there. It took a while for Wychmere Harbour Club to become what it has become but since very early, my brother Greg Manocherian became a member. Initially I was there as his guest and was always impressed at the way in which it was managed. As someone almost next door to the club; I was struck by how well they managed deliveries, parking, traffic and other possible inconveniences. I was never negatively impacted by the work that was being done. Events, guests, food deliveries and the like were handled in such a way as to not disturb the community. We have enjoyed the use of Wychmere Harbor Club for decades now as members and have nothing but praise. My oldest son was married at the club in October of 2020. My children are adults now with their own families and have a deep dedication to the Cape; specifically Harwich Port. They have loved using the club as children, teenagers, and now as adults with their own children.

Recently we reviewed the plans for the new facilities being added to the club and look forward to being able to have guests stay there in the future. Please let this letter serve as notice of our full support for it as a welcome improvement and addition to the club, and our area in general. It has been nothing but a pleasure to have owners that care about our property and the community and who constantly show pride of ownership and desire to keep improving their property, and benefits all in the process.

With warm regards,



Kim Manocherian

Kim Manocherian
35 Snow Inn Road
Harwichport, MA 02646

December 5, 2025

Ms. Kristy Senatori
Cape Cod Commission
3225 Main St
Barnstable, MA 02630

Dear Executive Director Senatori:

Our family has deep roots in Harwich and the mid-Cape. While our community is fortunate to be a thriving summer resort destination, it is home to many like us who are here year-round. For all of us, no matter when or for how long you might live in Harwich, our local businesses and employers are critical players and good neighbors in the local economy and to the entire Cape Cod economy.

One of those critical players and good neighbors is the Wychmere Resort. I write today to support their proposed development at Snow Inn Road.

Throughout this process, the proponents have been deeply engaged with the town and with neighbors to address concerns that arose from their first filing, several years ago. It's clear that they have listened, and acted, with the submission of their latest proposal. No matter what the issue – traffic, the environment, safety – they have shown a willingness to be a true partner to the community throughout and have remained in steady touch.

Wychmere is a treasured destination for many – residents, summer visitors and day-trippers alike. And they have remained steadfast in their role in our local economy – employing many, and giving a boost to many of our other local businesses along the way.

Given this, I am hopeful that the Commission will act to approve their proposal.

Thank you for the opportunity to express this support, and please do not hesitate to contact me should you need anything further.

Sincerely,

John Our

RECEIVED
DEC - 8 2025
CAPE COD COMMISSION

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

Dear Ms. Senatori,

I am writing to express my unequivocal and strong support for the proposed 72-room hotel redevelopment plan submitted by Snow Inn Development. I urge the Commission's approval of this project, as it represents a crucial opportunity for economic vitality and responsible growth in our town.

As you may be aware, I have been deeply involved in the Town of Harwich for over 35 years as both a resident, local business owner and heavily involved in community and non-profit service. More importantly, my parents were members of Wychmere back in the 80's and 90's, and it was, and remains, a mainstay for Harwich residents and the thousands of visitors who come from around the world. My commitment to ensuring Harwich's vital economic future is the foundation of my endorsement. I have watched our town evolve and firmly believe this project is a necessary step forward for the long-term health of our community.

My support for this in project is simple, the development team's sincere willingness to listen to the community's concerns and incorporate them into the final plan. They have gone to great lengths to address key areas vital to our residents, including, traffic and parking management, pedestrian safety (so important to local residents using Merkle Beach) and the reduction in truck traffic on Snow Inn Road. Furthermore, the team have been focused on significant environmental benefits including wastewater, stormwater, and flood protection improvements.

As the Town of Harwich embraces wastewater management through sewering, the local town budget will be close to $100M in the next few years, thus the economic impact of this development will provide necessary tax revenue that will impact all of our community. Finally, the two major factors that the Commission must consider are;

- Stable, year-round Jobs: The new hotel will create numerous stable, year-round jobs, not just seasonal ones. This provides better financial security for our residents and strengthens our local workforce.

- Support for Local Busineses: Increased visitor traffic will certainly benefit our local businesses through additional spending on dining, shopping, and attractions, injecting critical revenue into our economy throughout the year.

I have been fortunate to call Wychmere a neighbor for many years, and while not a member, but, as a three time Past President of the Harwich Chamber of Commerce and a longstanding Chairman of the Board of Assessors, I believe they are bringing a high-quality, responsible development to Harwich. I strongly recommend that the Commission approve this vital project.

Sincerely,

Richard J Waystack
rwaystack@waystack.com
508-776-0964

RECEIVED
DEC - 8 2025
CAPE COD COMMISSION

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Geoff Cambal
Town/Village: West Dennis
Submission Date/Time: 12/10/2025 4:31 PM
via online form

Comment

Hello, I am writing in to express my 100% support of the Wychmere Hotel Redevelopment. This project will not only rejuvenate the area with beautiful overhaul but create new employment to many people in the area ranging from a variety of trades (construction, painting, plumbing, electrical, landscape ect., as well as management and staff when completed.

PDF File submitted: No

To the Cape Cod Commission,

I am writing in support of the redevelopment plans for the Wychmere Harbor property currently before you.

I have been a full-time Cape resident since childhood. My brothers and sisters and I spent our summers at the Wychmere pool and the beach, and we all worked in Harwich Port – including at Thompson's Clam Bar. Later, I raised my own family here, and have celebrated weddings, milestones, and many of life's sweetest moments at Wychmere. It has always been an important part of our family's story.

This next chapter honors that history.

The plans presented are thoughtful, respectful, and clearly the result of careful study. As a real estate broker of more than 35 years, I've seen how development can go wrong when details are overlooked. Here, those details have been anticipated with care – from traffic flow and emergency access, to stormwater management, handicapped accessibility, and the relocation of septic out of the floodplain. The environmental considerations are not only responsible, they are reassuring.

This proposal strengthens a beloved landmark while preserving what makes it special. The new hotel will be a more beautiful version of the place so many families already treasure. It will allow the tradition of Wychmere weddings and gatherings to continue, where new generations will make the same memories so many of us hold dear.

I believe this project will enhance Harwich Port and contribute positively to the future of the property. The design is sensitive, the planning has been thorough, and the intent is respectful of our community and coastline.

I fully support the Wychmere Hotel Redevelopment and respectfully encourage the Commission to do the same.

Thank you for your consideration.

Sincerely,
Lisa Griffin

Cape Cod Resident

PO Box 6
South Dennis, Ma 02660
November 22, 2025

RECEIVED
DEC 11 2025
CAPE COD COMMISSION

Kristy Senatori, Executive Director
Cape Cod Commission
PO Box 220, 3225 Main Street
Barnstable, MA 02630

Dear Ms. Senatori,

On behalf of the Eldredge Farm Foundation/Harwich-DennisRotary, it is with great pleasure that I write to you in support of the Wychmere Harbor Club's application for renovations and additions to the existing facility. It is an extremely worthwhile addition to the Cape Cod community which we all love and support.

The Wychmere Corporation has been a long time donor to our Foundation (Locals helping Locals). They are aware of the issues in our local economy and enthusiastically support them as shown by their involvement with our endeavors.

I have found them to be deeply aware of their impact on both their neighborhood and the larger community. As I reviewed their plans, the site and the new plans, it appears to me that these concerns have been more than addressed. Accordingly, I am very happy to support and strongly endorse their application. Everyone will benefit!

Sincerely yours,

Jeffrey Eldredge

Jeffrey Eldredge
Eldredge Farm Foundation/ Harwich-Dennis Rotary

RECEIVED
DEC 11 2025
CAPE COD COMMISSION

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Linda Walsh
Town/Village: Harwich Port
Submission Date/Time: 12/11/2025 12:27 PM
via online form

Comment

I am opposed to the new Wychmere Hotel Redevelopment proposal because it's size and the scope of the project. i am not able to attend this meeting in person, but if there is a zoom meeting available I would like to attend.

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Dan Pelletier
Town/Village: Pembroke
Submission Date/Time: 12/12/2025 10:38 AM
via online form

Comment

PDF File submitted: Yes

Kristy Senatori, Executive Director
Cape Cod Commission
3225 Main St. P.O. Box 226
Barnstable, MA 02630

Subject: Wychmere Hotel Redevelopment, Harwich

Dear Ms. Senatori,

Please accept these comments in reference to the proposed redevelopment project at Wychmere Harbor Club Wastewater Treatment Facility at 23 Snow Inn Road, Harwich.

The proposed redevelopment includes significant improvements to the onsite wastewater treatment plant and reflects a reduction in authorized capacity compared to the current 80,000 gallon per day permit. The upgrades include replacement of the existing treatment process with an Amphidrome Plus™ system designed to continue meeting strict effluent standards. While effluent quality is expected to remain consistent with the current plant's strong performance, the draft permit establishes enhanced monitoring, reporting, and compliance requirements that ensure effluent water quality, serving as a protective stop-gap measure until the Town's municipal wastewater collection system reaches Wychmere Harbor, which is not anticipated until 2041–2044.

The draft permit sets clear and enforceable standards that are consistent with current MassDEP requirements, including a limit of 10 milligrams per liter for both Total Nitrogen and Nitrate Nitrogen. The existing facility has consistently achieved effluent concentrations between three and six milligrams per liter, and the upgraded Amphidrome Plus™ system is expected to continue meeting or exceeding this standard. Expanded monitoring and annual reporting requirements ensure transparency and ongoing oversight, reinforcing confidence that discharges will remain protective of sensitive resources.

By maintaining strict effluent controls and strengthening accountability, the draft permit supports community priorities of clean water, healthy ecosystems, and a sustainable economy tied to the health of coastal waterways. It also demonstrates responsible wastewater management and environmental stewardship, showing how facilities can take accountability for their impacts while working in partnership with regulators to preserve water quality.

Respectfully submitted,

Daniel R. Pelletier, Principal
Waterworks Consulting LLC

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Thomas Cosmer
Town/Village: Harwich Port
Submission Date/Time: 12/13/2025 3:40 PM
via online form

Comment

PDF File submitted: Yes

VIA CERTIFIED MAIL & Email

December 13, 2025

Thomas A. Cosmer
Lonnie A. Cosmer
19 & 23 Davis Lane
Harwich Port, MA 02646

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

regulatory@capecodcommission.org

Re: Wychmere Harbor Real Estate LLC., proposed Redevelopment

Dear Ms. Senatori;

Thank you for receiving this letter. Our family resides on the east end of Davis Lane, within 100 yards +/- of Wychmere Beach Club. We hope concerns expressed herein will inform deliberations and decisions made by members of the Cape Cod Commission regarding the redevelopment plans proposed by Wychmere Harbor Real Estate LLC – specific to the traffic and dangerous road conditions for vehicles and pedestrians on Snow Inn Road and Davis Lane.

Wychmere Beach Club abuts sensitive coastal areas on three (3) sides and sits at the end of Snow Inn Road - a narrow dead end winding road with no sidewalks. Public parking in the neighborhood is non-existent. As such, Snow Inn Road is the only route for pedestrians and bicyclists seeking access to Wychmere Harbor (and Public Viewing Deck) and Merkel Beach (public). Pedestrians, including families with young children in strollers and wagons full of beach gear, are forced to dodge a steady stream of vehicles – including large commercial trucks - driving to/from Wychmere Beach Club at all hours of the day. Traffic jams/backups frequently build at the intersection of Snow Inn Road and Route #28 – an intersection that has become a hot spot for frequent car accidents – a direct consequence of repeated expansions made by Wychmere Beach Club in prior years.

As a result, vehicles going to or coming from Wychmere Beach Club now bypass Snow Inn Road by cutting across the east end of Davis Lane to access Bayview Road. This has already become an extremely dangerous situation as Davis Lane is a very narrow one direction unpaved unlit private way, not suited for any two-way traffic, let alone heightened volume from Wychmere Beach Club. Safety concerns for those living on or attempting to navigate to Snow Inn Road and the east side of Davis Lane (from Bayview Road to Snow Inn Road) continue to grow. Importantly, please consider that residents residing on the **west end** of Davis Lane are NOT abutters to Wychmere Beach Club and have no such experience in this regard – as they are located much closer to Bank Street Beach on a dead-end road.

The size of the relevant land mass associated with Wychmere Beach Club has not grown over time. What has grown at Wychmere Beach Club, over and over again, is the size and number of buildings on the property – and as a result - the flow of club members, residents, guests, workers, suppliers, vendors and those celebrating special events and weddings throughout the year. It is incontrovertible that heightened use of the Wychmere Beach Club property brings with it heightened use of the surrounding neighborhood infrastructure. An important and delicate balance must exist between these two forces, and this delicate balance has already been compromised. The situation has only grown more untenable in recent months. The redevelopment plans re-submitted by the applicant promise to create a further imbalance – to do further harm to many Harwich residents and visitors - especially as it relates to traffic woes and compromised pedestrian safety.

Almost all letters of support cite increased tax revenue for the Town, and themes of economic development & expansion. While important, heightened levels of tax revenue to Harwich and/or further economic expansion should never come at the expense of public safety – and in this instance – they will. We urge the Commission to truly consider what is an already dangerous public safety matter – namely the competition among vehicles, bicyclists and pedestrians on the narrow, windy and sidewalk free public roads and private ways leading to and from Wychmere Beach Club, Merkel Beach, Wychmere Harbor and Nantucket Sound. In so doing, we hope the Commission will deny the application as it currently stands.

Respectfully submitted,

Tom & Lonnie Cosmer

19 Davis Lane
23 Davis Lane

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Laurel Beloin
Town/Village: Harwich Port
Submission Date/Time: 12/14/2025 3:36 PM
via online form

Comment

Good afternoon Cape Cod Commission Members,

I am re-writing to you concerning the proposed expansion of the Wychmere Boutique Hotel. The developer's newest proposal went from 80 rooms down to 72? I don't consider that smaller in scale? My main concern is still the safety of pedestrians walking Snow Inn Rd. We are Harwich Port homeowners who enjoy walking along the shoreline and the path next to the Beach Club property line exiting onto Snow Inn Rd to Davis Lane. There is an incline from the beach path exit to Davis Lane which is very dangerous with no sight line for oncoming traffic. We walk single file up Snow Inn to Davis. I also have walked our granddaughter in a stroller along 28 to Bayview Rd to Davis Lane and up Snow Inn Rd. Snow Inn Rd is very narrow with curves from Davis to Route 28. Snow Inn Rd has no sidewalks and in some areas no step off spots to safely push the stroller off the road way from on coming traffic made even worse when residential landscape trucks are parked on the street. I have read the proposed "valet and shuttle" solution and have heard the suggestion of summer speed bumps. There still will be a considerable amount of traffic up and down this very narrow roadway. This proposal will substantially increase traffic with the hotel guests, multiple weddings, and Beach Club guests on a road that cannot safely support it. The letter submitted in the Fall by Bob Nickerson documents in detail the potential dangers due to the how narrow the road is and the lack of a sidewalk. Please consider all these safety concerns and deny this latest expansion of Wychmere Boutique Hotel.

Regards,

Laurel Beloin

Harwich Port

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Robin Stengel Glancy
Town/Village: Harwich Port
Submission Date/Time: 12/14/2025 10:28 PM
via online form

Comment

PDF File submitted: Yes

Robin S Glancy
54 Snow Inn Road
Harwich Port, MA 02646

85 Carpenter Street
Rehoboth, MA 02769

Cape Cod Commission
P.O. Box 226
325 Main Street
Barnstable, MA 02630

Re: Wychmere Hotel Expansion – 24027

December 14, 2025

Dear Commissioners,

As a concerned resident of Snow Inn Road, I am disappointed that the first public hearing regarding the redevelopment of the historic Snow Inn is limited to in-person participation. With the holidays upon us and not living locally, having an in-person/zoom voice would be welcomed.

Being an anxious grandparent of a six and eleven-year-old and a terrified Snow Inn Road senior, I am writing to voice my concerns regarding the current untenable and dangerous traffic conditions that currently exist on Snow Inn Road and the exacerbation of these conditions with the redevelopment of the inn. It seems that the project is not addressing the fact that Snow Inn Road is a "dead-end road" with no access for vehicles to turn around.

This past summer I witnessed a large flatbed carrying cars drive down the road to pick up a vehicle for transport. Once loaded there was no way for the flatbed to turn around, causing it to back up from the inn, back up Snow Inn Road onto Route 28. Cars attempting to drive down the road had no idea what was happening as well as walkers to the beach. All had to dangerously retreat while traffic had to be stopped on 28 to allow the flatbed to begin moving forward.

Snow Inn Road is a narrow, dead-end historic road with limited infrastructure. There are no sidewalks or parking for neighborhood residents accessing Merkle Beach, the town beach. Walking or riding bikes to the beach is how the neighbors access the beach to swim or enjoy the beach and all its magic. With the increased traffic the past few years from cars, buses, catering trucks, tents, food and beverage vehicles, emergency vehicles and maintenance trucks, our already congested street is hazardous for residents, pedestrians, children and pets.

Our home, Beach Lodge – one of the original Wychmere Seashore Cottages dating back prior to 1896 - is situated in the center of the west side of Wychmere Harbor quite close to the road. With this location vehicles driving on Snow Inn Road reach their ridiculously highest speeds when approaching our house from either direction making it extremely dangerous walking into town, across the street to the harbor or trekking down to Merkle Beach; not to mention pulling out of our driveway with a stroller or car.

I respectfully request that the committee dig deeper into the above concerns and recommend changes to the project that will protect the residents and the sensitive surrounding environment.

Sincerely,

Robin S Glancy

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Robin Peyton Glancy
Town/Village: Harwich Port & Washington, DC
Submission Date/Time: 12/15/2025 3:25 PM
via online form

Comment

see attached letter

PDF File submitted: Yes

December 14, 2025

RE: Opposition to Proposed Hotel Development on Snow Inn Road, Harwich Port

Dear Cape Cod Commissioners,

I am writing to reiterate my strong opposition to the proposed hotel development on Snow Inn Road in Harwich Port. While I acknowledge and recognize the developer's attempt to modify the project by reducing the proposed size and scale in response to initial community concerns, these efforts, regrettably, remain insufficient to mitigate the fundamental adverse impacts of the development.

The core issues—traffic, safety, visual impact, and maritime concerns—are inherent to placing a new commercial structure of any significant scale at this sensitive location.

1. Insufficient Size Reduction and Continued Excessive Massing

Even with the proposed revisions, the structure remains too large and dense for its specific location within the existing residential and maritime fabric of Harwich Port.

- The modified design still introduces a massing that is entirely out of character with the neighborhood's existing scale.
- The development will continue to set an undesirable precedent for commercial encroachment and overdevelopment in an area defined by its traditional New England charm and historic coastal architecture.

2. Unresolved Severe Traffic and Safety Impacts

The slight reduction in unit count or footprint does not adequately address the critical traffic and safety issues.

- The volume of traffic generated by even a reduced hotel operation—including guest vehicles, service deliveries, and staff—will still represent an unacceptable and dangerous increase on Snow Inn Road and the adjacent streets.
- The fundamental problem remains: local roads are structurally and geometrically incapable of safely handling the projected daily vehicular movements associated with a commercial enterprise of this type. The serious safety hazards for pedestrians, cyclists, and other motorists, during peak use season, are not resolved by the current proposal. In fact, they seems to have backtracked away from mitigation, as compared with earlier proposals by the developer.

3. Adverse Impact on Coastal Views Remains Substantial

While height reduction may be marginal, the hotel's presence would still significantly obstruct public coastal views from Snow Inn Road and surrounding vantage points.

- The structure's footprint and visible profile would continue to constitute a prominent and unnecessary visual disruption, compromising the protected scenic view corridors and the natural coastal horizon line that defines this section of the Cape.

4. Continued Threat to Wind Patterns and Waterway Navigation

The proposed structure, even at a reduced size, remains large enough to interfere with maritime activities in and around Wychmere Harbor.

- A structure of this continued height and massing will still create unpredictable wind shadows and turbulence. This directly compromises the safety and maneuverability required for sailboats and other small craft operating in the harbor, narrow canal, and adjacent waters, an essential recreational and cultural resource.

- The navigational concerns related to sightlines and avoiding hazards are not eliminated by the current revisions.

The attempt to downsize the project is noted, but the fundamental conflict between this commercial-scale development and the protective goals of the Cape Cod Commission's Regional Policy Plan remains unresolved. The safety risks, the visual blight, and the impact on navigation are still too great.

I urge the Cape Cod Commission to reject the proposed development as it stands, maintaining a commitment to appropriately scaled development that respects the essential character, environmental impact, and safety requirements of the greater Harwich Port and Wychmere Harbor communities.

Sincerely,

Robin P. Glancy

54 Snow Inn Road, Harwich Port, MA 02646

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Heather Sander
Town/Village: Harwich Port
Submission Date/Time: 12/14/2025 3:01 PM
via online form

Comment

Hello Members of the Cape Cod Commission,

My husband and I, along with my sister Robin Glancy, own a historic home known as Beach Lodge, located at 54 Snow 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 Harwich area since the early 1950's. We are sailors, boaters, kayakers, paddleboarders and ocean swimmers and cherish our summers enjoying the beauty and tranquility of Wychmere Harbor and Nantucket Sound.

We are opposed to the new Wychmere Hotel Redevelopment proposal because of its size and scope but are unable to attend the in-person hearing on December 16 as we spend the winter in Colorado. As a homeowner less than 1/4 mile from this redevelopment, we want to make sure that we will have an opportunity after the holidays to state our reasons for our opposition at a subsequent hearing with a virtual option.

Thank you for allowing us the opportunity to participate in this significant proposal.

Heather & Chip Sander

PDF File submitted: No

From: Tanner Cambal <tannercambal@gmail.com>
Sent: Thursday, December 11, 2025 10:27 AM
To: Kristy Senatori <ksenatori@capecodcommission.org>
Subject: Wychmere Hotel Redvevelopment

I am writing to express my 100% support of The Wychmere Hotel Redevelopment. Not only will this project give the area a major majestic overhaul but a significant boost to the local economy. When projects of this magnitude move forward it employs local builders, contractors, plumbers, electricians, painters, maintenance,staff, disposal, landscapers ect. More important, it increases business for our local businesses and services via new members and inquiries. In addition, it will enable local businesses to stay open to a longer fall season and open earlier than normal in the spring thus generating more tax revenue for the town. As a West Dennis resident, my family would definitely take advantage of all the amenities this project will provide. I hope the town of Harwich seriously considers it's approval.

Sincerely,
Geoff Cambal

To Whom It May Concern,

My name is Carl Cavossa. I am a former President of the Falmouth Chamber of Commerce, a board member of the Falmouth Road Race, and founder of Cavossa Disposal/Cavossa Excavating, as well as a Black Dog Partner. I recognize Cape Cod's need to balance environmental protection and economic growth to support strong communities.

After reviewing the proposal plans for the renovations at Wychmere Beach Club, I want to express my strong support for this project. This is a well thought out and uniquely designed plan to help this property evolve into a local asset. This will be another positive step in the historical evolution of this property.

The comprehensive upgrades outlined in the proposal are not only exciting for the club but also beneficial for the entire Cape Cod community. The focus on enhancing guest experience and safety through improved accommodation and facilities is a vital step toward attracting more tourists to our region. This increased tourism will have a ripple effect, benefiting local small businesses like mine and contributing to a thriving economy.

Redevelopment creates essential jobs that sustain Cape Cod's economy. Many work weekends for better pay and easier childcare, while part-time event jobs are important locally. With a history over 75 years, such opportunities-including those from Thompsons Clam bar to Wychmere's renovation-provide both seasonal and year-round employment, benefitting residents and boosting economic vitality.

I am particularly impressed by the commitment to sustainabiljty:in the proposed storm.water management systems. This thoughtful approach will help protect our beautiful coastal environment and serve as a model for future projects.

The investment in infrastructure improvements, such as parking and landscaping, will not only enhance the aesthetic appeal of Wychrnere but also help to mitigate impact to the neighbors. A well-designed space will ensure that visitors have a memorable experience, encouraging them to return and recommend our region to others.

Thank you for your approval of these improvements. I am excited to see how Wychmere Beach Club will evolve and contribute to the vibrant future of Cape Cod.

Sincerely,

Carl F. Cavossa Jr.
28 Martingale Circle East Falmouth MA 02536

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Bob Cohn
Town/Village: Harwich Port
Submission Date/Time: 12/15/2025 11:57 AM
via online form

Comment

PDF File submitted: Yes

Dear Cape Cod Commission,

I am writing to urge you to deny approval of the Wychmere project. It is far too large and will adversely affect stakeholders on Snow Inn Road, the many pedestrian users of the road, harbor navigation and users of the harbor, views of the harbor, and potentially may affect water quality as well.

My wife and I walk along Snow Inn Road regularly throughout the summer season, and between landscapers, construction, and the constant traffic in and out of the Wychmere Beach Club, walking safely along the side of the road has become a real challenge over the last few years. It is hard to imagine still more vehicles on the road, while off-site valet parking will only increase the number of trips out and back along Snow Inn Rd.

Wychmere Harbor is the iconic image of Harwich and Harwich Port. It is a public asset, which along with the public infrastructure of surrounding roads, the overlook park, the pier, moorings, the entrance channel, and the jetty, belong to the public and the community at large. These things ought to be preserved and maintained in good, safe order for the community, and not monopolized or compromised by the Beach Club.

Thank you very much. Respectfully,

Bob Cohn
29 Pleasant St., Harwich Port

Good afternoon,

My name is Kara C, and I have been a resident of Cape Cod for many years. During my time here, I've come to deeply appreciate the businesses that contribute to the character and livelihood of our community. I am writing to offer my full support for the planned renovations at Wychmere Beach Club.

Wychmere has always stood out as a place that brings people together—whether for celebrations, gatherings, or simply to enjoy the natural beauty of the area. The proposed improvements show a forward-looking commitment to preserving and enhancing that experience. I believe these updates will elevate the property in a way that benefits not only the club itself, but also the wider community.

A better, more welcoming Wychmere will bring increased activity to our region. More visitors mean more business for the local shops, restaurants, and services that rely heavily on tourism. These changes will help strengthen the economic foundation of Cape Cod, something that is important to all of us who call this place home.

In addition to boosting local commerce, the renovation project will create much-needed job opportunities. Supporting local employment is essential for keeping our community vibrant and resilient, and I'm encouraged to see Wychmere investing in that future.

Thank you for your dedication to improving such an important part of our coastline. I look forward to seeing the positive impact these enhancements will bring to both residents and guests in the years ahead.

Sincerely,
Kara Collins



Wychmere Re-Imagined
Support

To Whom It May Concern,

My name is Gregg Crowley, and I am a year-round resident of Cape Cod. I am writing to voice my support for the proposed improvements to the Wychmere Beach Club, a project that I believe carries significant benefits for both our local economy and the broader Cape Cod community.

Wychmere has long been a respected landmark in our area, and its continued success relies on its ability to remain current, competitive, and appealing to visitors. The planned renovations represent an important investment—not just in the property itself, but in the long-term economic vitality of our region. Enhancing the venue's event and wedding spaces will strengthen its reputation as a premier destination, attracting larger celebrations and potentially higher-profile clients. These types of events ripple outward across the community, supporting local vendors, transportation services, accommodations, and retail businesses.

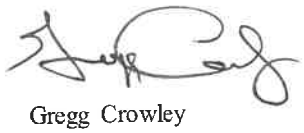
The economic impact of this project goes far beyond tourism. Improved facilities will require increased staffing levels, generating new employment opportunities for Cape Cod residents. These jobs span a range of fields—from hospitality and event production to culinary work, groundskeeping, maintenance, and administrative roles. At a time when many long-term residents struggle to find stable employment that allows them to remain on the Cape, this type of job growth is critical.

As someone who cares deeply about the future of our area, I am especially aware of the challenges facing younger families. Rising living costs have made it increasingly difficult for those who grew up here to stay and raise their children. Strengthening our local workforce and expanding year-round employment opportunities are essential steps toward keeping the next generation rooted in Cape Cod. Projects like this contribute to a more sustainable economy, giving residents a reason—and the ability—to stay.

Wychmere's investment in its property demonstrates a commitment not only to its guests, but to the health and stability of our local community. Modernizing the space helps ensure that our region remains competitive within an ever-evolving hospitality industry, while also supporting the workers and families who rely on these businesses for their livelihoods.

I appreciate your time and thoughtful consideration of this proposal. I believe the improvements at Wychmere Beach Club will have a positive and lasting impact on Cape Cod, and I offer my full support for the project.

Sincerely,



Gregg Crowley

12/1/2025

To: Cape Cod Commission Board

My name is Jordan Currie, and I am a Cape Cod resident who lives and works full-time in this community. I am writing to express my strong support for the proposed renovations at the Wychmere Beach Club.

Cape Cod is a place defined by its natural beauty, but also by the people who work tirelessly to keep our local economy strong. Projects like the one proposed at the Wychmere have the potential to create meaningful, long-lasting benefits for our region. These renovations will not only improve the physical space of the club, but will also strengthen the economic foundation that local families, including younger generations depend on to continue living here.

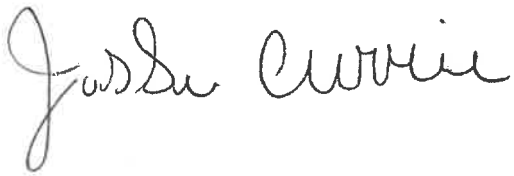
The enhanced event and wedding spaces will make Wychmere more competitive as a premier destination, attracting larger gatherings and higher-profile clientele. This increased visibility will naturally draw more visitors to the area, supporting local restaurants, hotels, retailers, transportation services and countless surrounding businesses. As tourism continues to evolve, it is crucial that we maintain venues capable of meeting modern expectations so that Cape Cod remains a desirable place to celebrate life's major events.

Equally important, these renovations will support employment opportunities for year-round and seasonal residents. An upgraded venue requires additional staff across hospitality, event planning, maintenance, food service, landscaping, and management roles. At a time when many younger Cape Codders struggle to find sustainable, well-paid work that allows them to remain in the place they grew up, the creation of stable jobs is vital. Strengthening the local job market is one of the key ways we can ensure that people who were raised here are able to stay, raise families, and contribute to the future of our community.

As housing costs continue to rise and more young families find themselves priced off the Cape, responsible development that provides steady employment is essential. Projects like Wychmere's renovation contribute to a healthier local economy, one that offers real opportunities for residents to build careers without having to leave the home they love.

Thank you for taking the time to consider this project and for your commitment to supporting Cape Cod's growth in a way that benefits both residents and visitors. I fully support the proposed improvements and look forward to seeing Wychmere continue to evolve as an extraordinary venue that strengthens our community, economy, and workforce for years to come.

Very Respectfully,



Jordan Currie

99 Wilkens Lane Apt 1104

Hyannis, Ma 02601

Dear Community Board Members,

My name is Jessie, and I am a working mother here on Cape Cod. I'm writing to express my support for the proposed renovations at Wychmere Beach Club.

As someone raising a family on the Cape, I care deeply about the strength, stability, and future of our community. I see every day how important it is for local businesses to continue investing in our area—not just for visitors, but for the families who live and work here year-round. Wychmere has always been a valued part of the Cape, and the planned improvements show a meaningful commitment to keeping it a vibrant and inviting place.

These renovations will help bring more activity to the local economy, which benefits the many parents and families who rely on steady seasonal and year-round work. When businesses grow, opportunities grow with them. The increased tourism and events that will come from an enhanced Wychmere will support small businesses, restaurants, shops, and countless services that are essential to the Cape's livelihood.

I'm also encouraged by the jobs this project will create. For many families, more employment options mean more stability, which is something every parent strives for. It's reassuring to see a local business investing in improvements that uplift both the community and the workforce.

Thank you for your dedication to this project and for supporting the continued growth of our region. I look forward to the positive impact these renovations will bring to Wychmere Beach Club and to the families who call Cape Cod home.

Best of luck!

Jessie Fernandes

Jessie Fernandes 12/9/2025

Dear Board Members,

Good afternoon my name is Eric, and I am a longtime resident and worker here on Cape Cod. I'm writing to share my support for the proposed renovations at Wychmere Beach Club.

Having spent many years living and working on the Cape, I've seen how important it is for our community to continue growing in ways that support both residents and visitors. Wychmere has been a well-known and respected part of the area for a long time, and these planned improvements reflect a real commitment to keeping it a strong and welcoming presence.

The upgrades being proposed have the potential to bring meaningful benefits to the local economy. A more updated and appealing Wychmere will draw more visitors, which in turn supports the small businesses, restaurants, tradespeople, and service providers that so many of us rely on for work. When our businesses thrive, our entire community feels the impact.

I'm also encouraged by the job opportunities that will come from this project. Additional employment and seasonal work contribute directly to the stability of many families who call Cape Cod home. It's reassuring to see a business investing in improvements that uplift both the local workforce and the broader community.

Thank you for the time and effort being put into this project. I look forward to seeing how these renovations will strengthen Wychmere Beach Club and positively impact the community we all care about.

Thank you!

Eric Johnson

Eric Johnson
21 Meredith Rd
Forestdale MA 02644

12-09-2025

To Whom It May Concern,

My name is Ashley, and I am a long-standing member of the Cape Cod community. I live and work here year-round, and I care deeply about the continued growth and vitality of our local area. I am writing to share my strong support for the proposed renovations at Wychmere Beach Club.

Having spent many years on Cape Cod, I have seen firsthand how important it is for our community to maintain and elevate the establishments that make this region so special. Wychmere has long been a valued part of our coastal landscape, and the planned upgrades represent exactly the kind of thoughtful investment that benefits both residents and visitors.

These improvements will enhance the overall guest experience, making Wychmere an even more attractive destination. Increased tourism brings life to our towns and provides essential support to nearby small businesses—restaurants, shops, service providers, and countless others whose success depends on a vibrant local economy.

I'm also encouraged by the employment opportunities this project will create. More jobs mean more stability for Cape Cod families and a stronger community overall. It is reassuring to see a local business committing to improvements that uplift the entire area.

Thank you for your continued dedication to this project and to the future of our community. I look forward to seeing Wychmere Beach Club continue to grow and flourish as a place that residents and visitors alike can enjoy for years to come.

Warm regards,

Ashley Liatsis

4 Green Cove Ln
E. Falmouth MA 02536

To Whom It May Concern,

I hope this message finds you well. My name is Brady Lyle, and I am thrilled to share that I will be getting married at Wychmere Beach Club this spring. As I prepare for this special occasion, I wanted to express my support for the proposed renovations at the club.

Having many out-of-town guests joining us for the wedding, I truly believe that the planned enhancements, particularly the larger guest rooms, would make a significant difference for everyone. Comfortable accommodations are essential for family and friends, and having the option for more spacious rooms will ensure that they feel welcomed and at ease during their stay. While the renovations won't be in effect by the time I get married, I hope that many wedding parties in the years to come are able to benefit from these improvements.

I have always admired Wychmere for its charm and beautiful location, and I am excited about the potential improvements that will only enhance its reputation as a premier destination for weddings. The renovations will not only improve the experience for guests but also showcase the best of what Cape Cod has to offer.

I appreciate the efforts being made to create a wonderful atmosphere for events and gatherings. With my upcoming wedding, I can appreciate that these upgrades will provide an even more perfect backdrop for any celebration and will help to create lasting memories for all who attend.

Thank you for your commitment to making Wychmere Beach Club an even more inviting place. I look forward to celebrating our special day there and hopefully witnessing the positive impact of these renovations on our community.

Warm regards,



Brady Lyle
8 Schooner Lane Pocasset MA 02559

Cape Cod Commission,
Attn: Kristy Senatori, Executive Director
P.O. Box 226
3225 Main Street
Barnstable, MA 02630

Dear Ms. Senatori,

I am writing to express my strong support for the hotel redevelopment plan submitted by Snow Inn Development, and I urge the Commission to approve the proposal as submitted.

I have lived in the Town of Harwich for all of my 54 years. My parents proudly served this community as civil servants for more than three decades, and I have had the privilege of raising my children—and now my grandchildren—here as well.

For the past ten years, I have served on the Harwich Select Board. Throughout that time, one of our primary goals has been promoting economic development, a goal this project directly advances.

I have followed this proposal from its inception, and I continue to be impressed by the professionalism, responsiveness, and willingness of the development team to listen, collaborate, and incorporate meaningful changes. Snow Inn Development/Wychmere have consistently demonstrated that they are strong and reliable partners to the Town. The proposal includes significant improvements to stormwater management, addresses water intrusion from town roads, and enhances wastewater infrastructure—critical needs for our community.

Harwich relies on responsible economic development to help offset budget pressures and fund necessary infrastructure while mitigating the tax burden on residents. With the substantial financial demands of wastewater construction and the ongoing housing crisis, it is more important than ever that we work with committed partners like Snow Inn Development/Wychmere on projects that strengthen our local economy.

Traffic has been raised as a concern, but in my view, this project will help reduce congestion by keeping wedding and event guests on-site while also generating additional meals and rooms tax revenue for the Town.

In my opinion, the benefits of this proposal are both significant and timely. I respectfully urge the Commission to support and approve this project as submitted.

Respectfully,

Michael MacAskill
michael@northchathamoutfitters.com
Moss Hill Rd. Harwich
508-237-2372

From: deb.martin01@comcast.net

Date: December 12, 2025 at 1:31:55 PM EST

I am hoping to attend the meeting on Tuesday in Harwich regarding the Wychmere Beach Club proposed expansion. I am opposed to the development especially in its current size and scope. Besides the obvious environmental impact to the area, I have major concerns with the traffic on Snow Inn Road, which is a small "2" lane basically dead end road (ends at Wychmere Beach Club) The pedestrian traffic huge with families, strollers, bikers and many walkers heading to the town own beach next to Wychmere in the summer and shoulder season, as many more people arrive in April and leave in late October. There is only one way in and out, not safe for people on foot or bikes. Other large resorts on the lower cape have a much bigger square footage area and accessibility to the facility by many options and on larger road (Ocean Edge RT 6A, Wequassett- RT 28, Chatham Bars Inn – many different access points to the property)

Please consider my concerns when making a decision on the project. This is not good for the look and feel for the town and our precious Waterways & Harbors.

31 Freeman Street
Harwichport, MA 02646
508-246-7160

Good Morning,

My name is Trinity and as a young resident of Cape Cod in my early twenties, I'm excited to share my support for the planned renovations at Wychmere Beach Club.

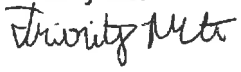
Growing up and now working here, I've seen how important it is for our community to continue evolving while still honoring what makes Cape Cod special. Wychmere has always been a place that brings people together, and the improvements being proposed feel like a positive step toward keeping the area vibrant and welcoming for both longtime locals and the next generation.

These upgrades will make Wychmere an even more appealing destination for visitors, which is something that directly affects people my age as well. Increased tourism helps create work opportunities, supports local shops and restaurants, and keeps our economy active year-round—not just in the summer season. For people starting out in their careers or trying to build a life on the Cape, these opportunities matter.

I also appreciate that the renovations show a commitment to investing in the community's future. It's encouraging to see a local business taking steps that will benefit residents, workers, and visitors for years to come.

Thank you for your work on this project. I'm looking forward to seeing Wychmere Beach Club continue to grow and remain a place that both locals and tourists can enjoy.

~Trinity Mello~



To whom it may concern,

Good afternoon my name is Britney and I am a member of the Mashpee Wampanoag Tribe who both lives and works on Cape Cod. I am writing to share my support for the proposed renovations at Wychmere Beach Club.

As someone whose roots are deeply connected to this land, I value the balance between honoring our history and supporting thoughtful growth within the community. Over the years, my work on the Cape has allowed me to see how important it is for local businesses to invest in improvements that strengthen the region while respecting its character. Wychmere has long been a place that brings people together, and the planned renovations represent a positive step toward continuing that tradition.

These improvements have the potential to enhance the visitor experience in a way that benefits the broader community. Increased tourism supports local shops, restaurants, service providers, and the many individuals whose livelihoods depend on a strong and steady seasonal economy. Continued investment in the area helps ensure that Cape Cod remains vibrant and sustainable for the future.

I am also encouraged by the job opportunities that will come from this project. Supporting the local workforce is essential for community stability, and it is promising to see a business committing to growth that lifts up residents and workers alike.

Thank you for your attention to this project and for the commitment to improving an important part of our coastal community. I look forward to seeing the positive impact these renovations will bring to both Wychmere Beach Club and the surrounding area.

Best wishes!

Britney Nevels – Jones

Britney Nevels-Jones

829 Cotuit Rd.
Mashpee, MA 02649

12/10/2025

Cape Cod Commissions

3225 Main Street, Suite 203

Barnstable, MA 02630

Dear Cape Cod Commission,

I am writing to show my full support for the proposed expansion of the Wychmere Hotel in Harwich Port. During my 30 years of owning a business in this community, Wychmere has always been a great supporting neighbor, and I have seen firsthand the positive impact Wychmere has had on the town's economy. They are already a key driver of local business, attracting both visitors and residents to the area for events, weddings, and overnight hotel stays.

The proposed expansion will only further enhance these benefits by accommodating more visiotrs, which will translate to increased economic activity across Harwich Port. This expansion will help attract more guests not only during the busy summer season but also during the shoulder seasons, which are critical for sustaining the local economy year-round. The influx of visitors during these quieter months will provide a much-needed boost for local shops, restaurants, and services, helping to create a more balanced and sustainable tourism-driven economy.

In addition to the economic benefits, I believe the expansion will allow Wychmere to continue to elevate the guest experience while maintaining the intimate, boutique charm that makes it so special. Ensuring Harwich Port remains an attractive and vibrant destination should be a priority for all of us.

I would also like to recognize the fact that the development team has made a strong effort to listen to the neighbors and the commission, before fine tuning the application based on feedback previously received from them.

Thank you for your time and consideration.

Sincerely,

Heather Bearse Nickerson

December 11, 2025

Kristi Senatori, Executive Director

Cape Cod Commission

3225 Main Street, Box 226

Barnstable, MA.02630

Re: Plans for Redevelopment Snow Inn in Harwich Port, MA.

Dear Executive Director Senatori,

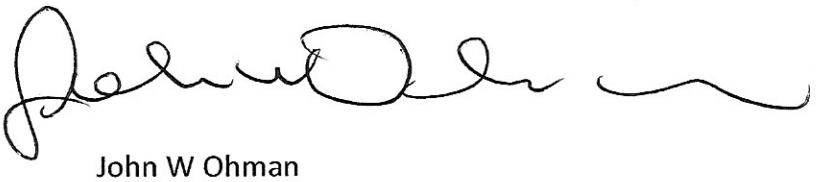
I am writing to express support for the proposed development plans at the Snow Inn in Harwich Port which is now under consideration by the Cape Cod Commission. As a resident of neighboring Dennis and the Dean of the Assembly of Delegates, I am writing in support of the proposed project. I believe this proposed project will have significant benefits both to the town of Harwich and to the regional environment and economy.

From my career in the hospitality industry on Cape Cod for over 44 years, I know it is one of our top industries and an economic engine for our region. Projects such as Snow Inn redevelopment not only support tourism but create full and part time jobs. The proposed project will enhance the economic strength of the town with significant increased tax revenues and provide additional environmental protection. This will include a new water treatment system improving the water quality in Wychmere Harbor and the surrounding waters on Nantucket Sound.

The plan also include: installation of state-of-the-art non-carbon based HVAC system, purchase of off-site housing to provide for all seasonal staff and some year-round staff, deliveries, off-site receiving and warehousing to eliminate congestion and a parking management system to control traffic.

I ask that the Commission approve this proposed redevelopment model.

Sincerely.



John W Ohman

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: albert patterson
Town/Village: Harwich Port
Submission Date/Time: 12/15/2025 2:04 PM
via online form

Comment

I am opposed to the new Wychmere Hotel Redevelopment proposal because of its size and scope but am unable to attend the in-person hearing on December 16 and want to make sure that I will have an opportunity after the holidays to state my reasons for my opposition at a subsequent hearing with a virtual option.

PDF File submitted: No

Hello,

My name is Nicole Peckham, and I recently moved to Cape Cod full-time. I am writing to express my enthusiastic support for the proposed renovations at Wychmere Beach Club.

As a newcomer to this beautiful community, I am thrilled about how these renovations will enhance Cape Cod's appeal as a top destination for tourists. Upgrading facilities and creating new accommodations will not only attract more visitors but also showcase the unique charm that Cape Cod has to offer.

The commitment to enhancing the guest experience is commendable. By providing exceptional amenities and services, Wychmere will undoubtedly create memorable experiences for tourists, encouraging them to return and explore more of our stunning region.

I believe that a vibrant tourism sector is essential for the local economy, and Wychmere's improvements will play a significant role in driving that growth. I am excited to see how these changes will benefit both the club and the wider community.

Thank you for your dedication to making these renovations happen. I can't wait to welcome visitors to the enhanced Wychmere Beach Club!

Sincerely,



Nicole Peckham
66 Quinaquisset Avenue Mashpee MA 02649

Cape Cod Commission Board,

My name is Chris Perito, and I am a full-time resident of Cape Cod as well as a superintendent in the construction industry. I am writing to express my support for Wychmere Beach Club's proposed hotel redevelopment project.

With both local knowledge and professional experience, I understand the concerns that often come with construction—particularly noise, traffic, and temporary disruptions. These challenges are real, but they are also short-lived. What matters most is the long-term value a project brings to the community once the work is complete. In this case, I strongly believe the benefits far outweigh the temporary inconveniences.

Wychmere is an important part of our local economy, and the proposed improvements will modernize the facility, expand its capabilities, and position it as a high-quality destination for years to come. A modernized hotel will attract more visitors during shoulder seasons, bring higher-quality events to the area, and generate substantial additional revenue for surrounding businesses. Restaurants, shops, transportation services, and other local vendors all stand to benefit.

From a construction perspective, a project of this scale also supports the livelihoods of many Cape Cod residents. The local workforce depends on steady, well-structured projects like this. Skilled laborers, equipment operators, tradespeople, and subcontractors all gain reliable employment throughout the duration of the build. With housing costs rising and many young families struggling to stay on the Cape, sustaining stable construction jobs is more important than ever. These projects help keep our skilled residents—and their families—right here in the community rather than losing them to off-Cape opportunities.

I understand that nearby residents worry about increased traffic and noise, but as someone who manages construction schedules daily, I can

confidently say that these impacts can be mitigated with proper planning. Traffic management, restricted work hours, staging areas, and clear communication all help ensure that disruptions remain temporary and controlled. Once the project is complete, those inconveniences disappear, while the benefits continue for decades.

Cape Cod relies heavily on tourism and hospitality, and if we want to preserve our economy, we need to ensure that our facilities evolve to meet modern expectations. Allowing Wychmere to reinvest in its property helps secure its future—and the future of local jobs, local businesses, and the families who depend on them.

Thank you for taking the time to consider this project. As both a construction professional and a resident, I believe this redevelopment is a positive step forward and will ultimately contribute to a stronger, more vibrant community.

Best,



Christopher Perito

99 Wilkens Lane Apartment 1104

Hyannis, Ma 02601

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Frances Rich
Town/Village: Harwich Port
Submission Date/Time: 12/15/2025 8:40 AM
via online form

Comment

Snow Inn Road has become very dangerous to walk down NOW, and that is before the hotel is even built! Folks coming and going to weddings or to use the club's facilities now drive way too fast for such a narrow road. I was almost run over trying to cross Rte 28 r by a driver turning left from Snow Inn Road. A week later friends of mine had the same experience! The suggestion that Inn guests use bikes is crazy and would result in cars swerving to miss the cyclists. The intersection of Snow Inn Rd, Rte 28 and Freeman St is too dangerous, has too many accidents now, and cannot safely handle any more cars! Please keep our village safe for all!

PDF File submitted: No

Avery Santoro
36 Windward Passage North Chatham MA 02650

Hello,

My name is Avery Santoro, and I was born and raised here on Cape Cod in the Chatham area. I am writing to express my strong support for the proposed renovations at Wychmere Beach Club.

As someone who has spent my entire life in this beautiful community, I am excited about the potential these renovations hold for enhancing the Cape's role as a premier destination for tourists. The upgrades planned for the club will not only attract more visitors but will also showcase the best of what Cape Cod has to offer.

A key aspect of this project that particularly resonates with me is the creation of job opportunities for local residents. By expanding facilities and services, Wychmere will generate seasonal and year-round employment, which is vital for our community. These opportunities will not only support individuals and families but also strengthen our local economy.

The focus on creating exceptional guest experiences is essential for our tourism industry. By providing modern facilities and inviting accommodations, Wychmere will encourage visitors to explore our stunning coastline and local culture, benefiting the entire community.

I believe that a thriving tourism sector is crucial for our local economy, and Wychmere's improvements will significantly contribute to that growth. It's inspiring to see our local establishments investing in the future of Cape Cod.

Thank you for your dedication to this project. I look forward to seeing Cape Cod continue to flourish as a beloved destination for both tourists and locals alike!

Sincerely,



Jo-Ann & John Shields
20 Mandingo Way
Dennis, MA 02638

12/09/2025

To Whom It May Concern,

We hope this letter finds you well. As long-time residents of Dennis, we are writing to express our strong support and recommendation for Wychmere Beach Club and the improvements they are undertaking.

Over the years, we have come to appreciate the beauty, charm, and sense of community that Cape Cod offers, and Wychmere Beach Club has always been a meaningful part of that experience. The club has consistently demonstrated a dedication to maintaining a welcoming and high-quality environment for both residents and visitors.

The proposed renovations reflect the type of thoughtful investment that strengthens our local community. We believe these enhancements will not only elevate the appearance and functionality of the club but will also contribute positively to the overall vitality of the area. By attracting visitors, creating jobs, and supporting local families, Wychmere continues to play an important role in helping our town flourish.

We have many fond memories connected to Wychmere, and it is clear that the club brings joy to countless others as well. Their commitment to providing a warm, inviting space is evident, and we are confident that these improvements will enhance the experience for everyone who visits.

We wholeheartedly recommend and support Wychmere Beach Club and the efforts they are making to invest in and uplift our community. Thank you for your consideration.

Warmest regards,
Jo-Ann & John Shields

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Kevin Simard
Town/Village: Harwichport
Submission Date/Time: 12/15/2025 4:54 PM
via online form

Comment

PDF File submitted: Yes

Cape Cod Commission
3225 Main Street
Barnstable, MA 02630

Re: Wychmere Beach Club Hotel Redevelopment

Dear Commission members,

Our family resides at 25 Davis Lane in Harwich Port. We write to express our continuing grave concerns regarding the proposed redevelopment of the Wychmere Beach Club.
As you are aware, Wychmere previously submitted an almost identical redevelopment proposal to the Commission. The subcommittee and members of the public spent many meeting and hours discussing the prior proposal. Ultimately the sub-committee voted to reject the proposal. Before the Commission could formally reject the proposal, Wychmere withdrew its application.

The new proposal appears to be almost identical to the prior proposal except for reducing the overall square footage by a mere 7,279 square feet (82,600 square feet to 75,322 square feet), reducing the number of rooms from 80 to 72 and apparently moving a small portion (but not all) of the building out of the flood plain. The project is still massive, will generate substantial increased traffic for an already strained site, and will block public views from Snow Inn Road, Merkle Beach, Stone Horse beach and boaters coming in and out of Wychmere Harbor. As a result, the detriment to the Town and its residents far outweighs any purported benefit. The only parties that materially benefits from this project are the owners of Wychmere and a few select contractors who will work on the site.

Other than the slight modifications noted above, nothing else has really changed to address the legitimate concerns raised by the public and the subcommittee members earlier this year which resulted in the proposal being rejected. What has changed is that Wychmere hired a well respected PR firm to repackage the proposal. The PR firm counseled Wychmere to host meetings with certain abutters and hold a "town hall." Nothing came of those meetings because Wychmere had no proposals on the table. Rather these meetings were simply "check the box" exercises so that Wychmere could report to this Commission that it had reached out to abutters and other concerned citizens. In an effort to dress up the proposal Wychmere and its PR firm have solicited letters in support of the proposal. Most of these letters are written by (1) friends and club members of Wychmere who do not live near Snow Inn and will not be directly impacted by the project; (2) business owners who will directly benefit from the construction or who otherwise do business with Wychmere; and (3) charities who complement Wychmere on being a good corporate citizens—we hope Wychmere is not tying its continued support for local charities to the approval of this project.

What has not changed:

Traffic and Safety Issue:

The new proposal does not offer any additional relief to mitigate the already concerning and dangerous traffic and safety issues on Snow Inn Road, Freeman Street and Route 28 caused by

the activity at the existing Beach Club and wedding venue. (The proposed mitigants in this proposal are the same that the prior sub-committee found inadequate.) Simply reducing the number of rooms by 8 hardly addresses the concerns and issues raised in connection with the previously rejected proposal. Wychmere's traffic study is misleading as it assumes there are 40 additional hotel rooms on site, i.e. increase from the current 32 rooms to the proposed 72 rooms. However, less than 15 of the 32 rooms currently on site are used as public hotel rooms. Wychmere offers a few alleged mitigants to traffic – again none of these are new just repackaged:

- *Rerouting deliveries to an offsite location*. There is some confusing language in the material stating that the traffic will reduce by 80%. It appears that the 80% reduction relates to the number of third party deliveries directly to Wychmere by using the off-site commissary. The food and other supplies still need to get to Wychmere. As a result, there are likely to be more vehicle trips, albeit perhaps in smaller vehicles. Also, under liquor laws the liquor, beer and wine distributors must deliver on site. Moreover one would assume the existence of a 100 seat restaurant will further increase the number of deliveries.
- *Employees parking off site.* Given the addional number of employees and the fact that employees will no longer be housed on site, there are likely to be additional round trips in order to get employees to and from work for each of their shifts.
- *Valet parking*. Given the increased number of cars for hotel and restaurant guests, Wychmere has proposed using valet parking off site. The numbers provided in the various materials do not make sense. The materials state that Wychmere is reducing the number of parking spaces from 236 to 207. Yet Wychmere states it will park up to 290 cars on site. This is yet another confusing point in the materials. When you review the valet diagram included in the materials with 290 cars parked on site the site essentially becomes a massive parking lot. Unlike other valet parking situations, the valets cannot simply run from a parking lot after parking a customer's car. Rather the customer needs to drive to the site, the valet is required to drive the customer's car to the offsite location and then the valet needs a ride back to the site. Thus, use of offsite valet increases traffic rather than reducing it.

Wychmere has offered nothing new to solve the traffic and safety issues, which were a major concern as part of the last submission. The fact is that Snow Inn Road is a narrow road with no sidewalks which is routinely used by walkers (many with strollers), joggers and cyclists. The current situation poses significant safety issues and the inclusion of a 72 room hotel and 100 seat restaurant will only exasperate the problems. Also, the Commission should be aware that Davis Lane, which currently serves as a cut through for many people headed to the beach club and wedding, will soon have gates to limit vehicle traffic through Davis Lane only for its residents and guests. As a result, further traffic will be forced on to Snow Inn Road.

Views:

The new proposal slightly decreases the over size of the building. However, the mass and placement of the building will significantly and adversely effect public views. The effect on public views was yet another concern of the prior sub-committee. The new building will substantially block views as people walk on Snow Inn Road, come from Merkle Beach, look

eastward from Stone Horse or navigate in and out of the harbor. This is yet another significant detriment of the proposal.

Economic Impact:
Wychmere's materials focus on the economic impact the proposal will have during the shoulder season. If the new hotel rooms and restaurants are approved there could actually be an adverse economic impact on local inns, hotels and restaurants especially during the shoulder seasons. Our daughter had a wonderful wedding at Wychmere this Fall. If Wychmere had hotel rooms our guests would have likely stayed at Wychmere rather than filling up local inns including Inn on the Beach , King Fisher, Winstead and others. Thus, contrary to local businesses benefiting from the project they will be harmed. Similarly, if there is on site restaurants, many of our guests would have used that restaurant rather than frequenting local restaurants who benefit from off season guest generated by Wychmere's wedding business. The potential benefits from the project will go to Wychmere as a result of cannibalizing business that is currently shared by other local businesses.

Wychmere would like this Commission to believe that there are no other alternatives other than this massive project. In its Alternative Analysis, Wychmere spends significant time explaining why the various alternatives that it created are not realistic. Many of these alternatives are mere paper tigers which Wychmere offers up so it can knock them down leaving their current proposal as the only proposal.

Wychmere states that doing nothing is not an alternative. Let's take it at its word on that and assume Wychmere needs to do something at the site. One alternative is to replace the existing Inn and Channel House within the current footprint. However, Wychmere states that alternative is not viable because it does not meet their "goals or programming objectives." That is shorthand for Wychmere will not make as much money as it would if a larger project is approved. The Town and the neighbors should not be forced to bear all the detriments of the massive project while Wychmere receives a large majority of the benefits. Wychmere also states that if it simply rebuilds, it will not replace the WWTF. Our understanding is that if Wychmere does any work on site, it will be required to replace the WWTF. In fact, there may already be a requirement for Wychmere to update the WWTF. This appears to be yet another red herring floated by Wychmere.

The correct alternative is clear. Wychmere should rebuild a smaller hotel in the current footprint. This project will provide construction jobs, perhaps some additional year round employment and other economic benefits to the Town. What it will not do is to require the Town, neighbors, and the beauty of Cape Cod to bear all of the detriments without corresponding benefits. Maybe this alternative may not make Wychmere as much money as it had hoped –but as it stated in its materials doing nothing is not an option—so it seems like something is better than nothing in this case.

In closing, we do want to acknowledge that Wychmere has been a good neighbor over the years. The property is maintained beautifully. The current proposal is unacceptable, however, because it requires the Town, neighbors and Cape Cod itself to bear too many of the detriments while the owners of Wychmere reap outsize benefits.

.
We respectfully request that this Committee carefully review the materials submitted by Wychmere in light of the concerns expressed in the numerous letters submitted in connection with this proposal and the prior proposal. Upon its review we are confident that this Committee will find, just like the prior sub-committee, that Wychmere is unable to establish that the probable benefits from the project is great than the probable detriments.

Thank you for your time and consideration.

Kevin and Linda Simard
25 Davis Lane

Dear Members of the Community Board,

Hello my name is Travis, and I have had the privilege of both living and working on Cape Cod for many years. I'm writing to voice my support for the proposed renovations at Wychmere Beach Club.

Throughout my time on the Cape, I've gained a deep appreciation for the businesses and organizations that help keep our community strong. Wychmere has long been one of those places—an establishment that not only contributes to the character of the area but also plays a meaningful role in our local economy. The improvements being planned demonstrate a forward-looking investment that will benefit both residents and visitors alike.

Enhancing Wychmere will help increase activity in the region, drawing more guests and supporting the many small businesses that depend on tourism. From restaurants and shops to service providers and trades, a project like this supports a broad network of people who work hard to keep Cape Cod thriving. These renovations are a positive step toward ensuring continued growth and stability.

I'm also encouraged that this project will create additional job opportunities. For many individuals and families on the Cape, access to steady work is vital, and it's reassuring to see a local business committing to improvements that strengthen the workforce and the community at large.

Thank you for your time and your ongoing commitment to projects that support the future of our region. I look forward to seeing the positive impact these renovations will bring to Wychmere Beach Club and to Cape Cod as a whole.

Greetings!

Travis

16 Piney Point Dr.
Centerville, MA 02632

Hello my name is Tracy, and although I do not live on Cape Cod, I have worked in the area for many years and have developed a strong appreciation for the local community and the businesses that support it. I am writing to express my full support for the proposed renovations at Wychmere Beach Club.

Through my work on the Cape, I've seen firsthand how important it is for the region to continue investing in spaces that draw visitors and create positive experiences. Wychmere has always been a standout destination, known for its scenery, hospitality, and the way it contributes to the overall atmosphere of the area. The planned improvements are a meaningful step toward strengthening that presence even further.

These renovations will help bring more activity to local businesses—not only during peak season but throughout the year. The increased tourism and event opportunities that come from an enhanced Wychmere benefit restaurants, service providers, retail shops, and countless others whose livelihoods are tied to the Cape's economy.

I'm also encouraged by the job opportunities that this project will create. Supporting the workforce is crucial for the long-term stability of the region, and it's rewarding to see a business investing in growth that uplifts the entire community.

Thank you for your time and dedication to this project. I look forward to seeing the positive impact these improvements will bring to both the Wychmere Beach Club and the broader Cape Cod community.

Kind Regards,
Tracy Winslow

December 15, 2025

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

Re: Snow Inn Redevelopment in Harwich Port, MA

Dear Ms. Senatori;

I am writing in support of the Snow Inn redevelopment plans. As a full time resident, small business owner and a member of the Harwich Water/Wastewater Commission (this is my own viewpoint and not representing the Commission) I believe this is a plan that will benefit our entire community and is much needed.

Harwich is dependent on hospitality and tourism industries and these plan adds to our town's potential while also addressing worker housing. This is significant in my view. Our town needs more year round jobs for people who live here. This is a well thought out project addressing many needs and has gone through much public comment. Those comments have been addressed.

As a water/wastewater Commissioner I am impressed with the wastewater treatment system which will improve water quality in Wychemere Harbor and Nantucket Sound. This project also helps with storm water and flood control, again, much needed.

I urge the Cape Cod Commission to approve this project. It will improve our water quality while adding to the vibrancy of our community.

Best-

Bob Young
The Seal Pub and Cafe
703 Main St
Harwich, MA 02645

1006 Route 28
Harwich, MA 02645
774-212-1475

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Paul Niedzwiecki
Town/Village: Cotuit
Submission Date/Time: 12/16/2025 12:35 PM
via online form

Comment

PDF File submitted: Yes

December 15, 2025

Cape Cod Commission
3225 Main Street
Barnstable, MA 02630

Re: Proposed Wychmere 72-Room Hotel Redevelopment Project, Harwich

Dear Members of the Cape Cod Commission:

On behalf of the Cape Cod Chamber of Commerce, I write to express our strong support for the proposed 72-room hotel redevelopment at the Wychmere Beach Club site in Harwich.

The Chamber represents more than **1,500 businesses across Cape Cod**, many of which depend directly or indirectly on a healthy, sustainable travel and tourism economy. Tourism remains the backbone of the Cape Cod economy. In 2024, the region experienced approximately **$2.8 billion in visitor spending**, directly supporting more than **14,000 jobs**, with thousands more reliant on related economic activity. Projects that thoughtfully strengthen this sector—while respecting environmental constraints—are essential to the region's long-term economic vitality.

We recognize that this project has previously been before the Commission and was voluntarily withdrawn by the applicant. Since that time, the proponents have demonstrated meaningful good faith by returning with a substantially revised design that better protects coastal resources, responds to stakeholder concerns, and aligns more closely with the Commission's regional policy objectives. This evolution reflects a collaborative approach that we believe merits serious consideration.

From an economic perspective, the benefits of this project are compelling and well documented. As detailed in the economic and fiscal impact analysis prepared by the Cape Cod Chamber and submitted as part of the application, the proposed hotel is projected to:

- Generate **$8.9 million in room revenue in its first year of operation**, growing to nearly **$11.9 million annually**;

- Produce **$1.3–$1.7 million per year in state, local, and regional water protection fund tax revenues**, supporting municipal services and critical wastewater infrastructure;
- Support **$3–$4 million annually in payroll**, creating stable, year-round hospitality jobs;
- Drive an estimated **$4–$5 million per year in off-site visitor spending** across the local economy;
- Deliver a **one-time construction-phase economic impact of $60–$90 million**, supporting hundreds of jobs during the development period.

Beyond the direct economic metrics, this project addresses a broader structural challenge facing Cape Cod: the steady loss of traditional lodging inventory. While hotel rooms have declined, the region now has **more than 20,000 registered short-term rentals**, accounting for approximately **47% of all short-term rentals in Massachusetts**. Short-term rentals, while part of the lodging mix, are dispersed throughout residential neighborhoods, generate less predictable municipal revenue, and contribute disproportionately to nitrogen loading due to reliance on individual septic systems.

By contrast, professionally managed hotels concentrate lodging demand, generate consistent tax revenues, support workforce stability, and offer greater opportunities for centralized or advanced wastewater treatment. In this context, the proposed Wychmere hotel represents not only an economic investment, but a **more environmentally responsible lodging model** relative to continued growth in short-term rentals.

We also recognize that concerns have been raised regarding scale, traffic, community character, and precedent. From the Chamber's perspective, this proposal should be viewed not as an expansion into new development, but as a reinvestment in an existing, long-established hospitality site. The revised design reflects significant efforts to minimize environmental impacts, protect coastal resources, and respond to regulatory and community input. Moreover, the concentration of visitors in a managed lodging setting reduces pressure on surrounding neighborhoods, mitigates dispersed environmental impacts, and aligns with regional goals to balance economic activity with resource protection. For these reasons, we believe the project advances—not undermines—the Commission's planning objectives.

The Lower Cape economy, in particular, relies on a limited number of high-quality destination hotels to anchor visitor spending and sustain year-round employment. This project would strengthen that subregional economy, amplify existing positive impacts, and

reinforce Harwich's role as a premier coastal destination—without extending development beyond an already developed site.

In closing, the Cape Cod Chamber of Commerce believes this project represents the type of reinvestment Cape Cod should encourage: redevelopment on an existing hospitality site, meaningful environmental mitigation, substantial economic and fiscal benefits, and alignment with regional goals related to water quality, workforce stability, and sustainable tourism.

We respectfully urge the Cape Cod Commission to view this application favorably as it proceeds through the regulatory review process.

Thank you for your consideration and for your continued stewardship of Cape Cod's economic and environmental future.

Sincerely,



Paul Niedzwiecki
President & CEO
Cape Cod Chamber of Commerce

The mission of the Cape Cod Chamber of Commerce, on behalf of its members, is to strengthen, support and promote the economic viability, cultural richness, environmental sensitivity, and social needs of Cape Cod.

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Colleen O'Brien
Town/Village: Harwich Port
Submission Date/Time: 12/16/2025 3:50 PM
via online form

Comment

As residents of Snow Inn Road and direct neighbors of the Wychmere Club, we are vehemently opposed to the revised Wychmere Hotel Redevelopment proposal. The size and scope of the project are too big and would only serve to exacerbate safety concerns on Snow Inn Road while also infringing on the residents' use and enjoyment of their property. We feel very strongly that the Club has already reached its maximum development and that the proposal to add 40 additional hotel rooms, a restaurant, a spa and several thousand square feet on the property would create an unreasonable, unsafe and detrimental burden on the neighborhood and its residents.

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Jeanne OKeefe
Town/Village: Harwichport
Submission Date/Time: 12/16/2025 2:37 PM
via online form

Comment

I own a home at 7 Davis Lane in HarwichPort, I would like to register my opposition to the Wychmere Hotel Redevelopment plan as presented.

I have attended a few meetings and do not believe the potential construction should be allowed in the neighborhood. The developers were not able to answer many of the questions and some of their answers on things like parking and traffic were inconsistent. No traffic studies have been done

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

Thank you for considering my concerns as I will not be able to attend the December 16th meeting in person.

Sincerely,

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Brian Urban
Town/Village: Harwich Port
Submission Date/Time: 12/17/2025 2:59 PM
via online form

Comment

I continue to be very concerned about the dangerous traffic at the 28/Snow Inn/Freeman intersection. We reside at that corner and have been an aggrieved party to multiple property damage (ours) accidents since we've lived here. I believe adding more traffic without speed/calming mitigation will only add to the current situation.

PDF File submitted: Yes

RECEIVED

DEC 17 2025

CAPE COD COMMISSION

The Cape Cod Commission
P. O. Box 226
3225 Main Street
Barnstable, MA 02630

Dear Members of the Cape Cod Commission,

The latest proposal (a 72-room hotel, a large restaurant, and all-valet parking) by Wychmere owners is inconsistent with responsible use of what is left of the densely developed small coastal property at the Wychmere site.

We ask that the Cape Cod Commission take seriously your role as preservers of the Cape and insist that the scope of any changes at Wychmere be in keeping with the small property size, its neighborhood location and its reliance on a dangerous, narrow neighborhood access road.

Property Size:
The property which houses the current Wychmere hotel, beach club and Dune wedding venue is already too small for its intense seasonal usage. It has encroached on dunes, stressed coastal waste management, and created a crowding situation at what was once a serene and beautiful spot.

The newly submitted plan, if instituted, will be at the very great expense of abutting neighborhoods, our beautiful harbor, public beach access and the safety of all Harwich residents.

Access Issues:
Snow Inn Road is one small, narrow road with no sidewalks. It is the only access to Wychmere. It is frequently blocked by parked landscape and delivery vehicles and by wedding-associated traffic (trolleys, buses, etc.) and pedestrians. Anyone who visits Wychmere will experience the extreme congestion on Snow Inn Road and may witness one of the many daily near-collisions as drivers attempt to navigate around unattended parked vehicles.

An emergency vehicle (fire truck, ambulance) can barely access Wychmere when Snow Inn Road is clear. If one vehicle blocks a lane on Snow Inn Road, the road then becomes impassable for a wide-profile vehicle. This is a clear and present danger to the community.

If there were a fire, a health emergency or some other incident at Wychmere, (and there will be), Harwich and the Cape Cod Commission would be in the unenviable position of bearing responsibility for helping create a public safety disaster. Wychmere development must take into account scope, small size of property and access issues.

Traffic and Safety:
The corner of Snow Inn Road and Route 28 has already been designated a crash cluster zone. Lack of visibility (blind spots), adequate signage and high speed limits make it worse. Wedding and restaurant attendees depart Wychmere at all hours while under the influence, and DUI issues abound at this site.

Wychmere frequently hosts three weddings simultaneously. Simple math suggests that the number of "car/truck units" on Snow Inn Road at such a time is untenable. As well, huge vehicles delivering supples plow up and down Snow Inn Road all summer from dawn into the late night.

This is a family neighborhood, not Coney Island. People who live here, pay taxes here and who love this town are all trying to live their lives safely and in peace. It is not possible to do that any longer. Residents of this area cannot even safely go for a walk.

Parking:
There is not enough parking at Wychmere to accommodate current need. The idea of Wychmere's proposed "all-valet" parking is ludicrous and defies all logic. Wychmere has occasionally attempted valet parking in the past. Wychmere is unable to hire, staff, train or service all-valet parking. It is a totally unworkable plan that will add hundreds of extra car-trips per day. It will ADD more traffic, not lessen it. And it will fail.

Environmental Issues:
Continuing sewage issues, curtailed use of a public beach (Merkel), by Harwich residents, destruction of crucial dunes, traffic congestion, and overuse of land, are only a few of the environmental issues at this site.

In the past, Wychmere owners benefitted by being permitted to build large buildings on protected dunes and in close proximity to protected wildlife and watersheds. These all caused congestion, ecological damage, dangerous traffic and over-burdened land. Please stop this trend. We need to save Harwich from extinction before it is too late.

Please do the responsible thing and insist that future Wychmere renovations keep to a manageable size, scope and traffic volume.

We appreciate your service to the community.

Respectfully submitted,

Carolyn and John Fletcher
24 Bayview Road
Harwich Port, MA (for 41 years)

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: LAURA URBAN
Town/Village: HARWICH PORT
Submission Date/Time: 12/17/2025 2:34 PM
via online form

Comment

I have a home on the corner of 28 and Freeman. Many accidents at the corner have resulted in our front yard. 90% came from Wychmere. It is a dangerous intersection now, let alone with a larger resort. Wychmere mentions valet parking but if this is off site it increases car traffic. There have been accidents on Snow Inn as well. Pedestrians from the neighborhood do not feel safe walking on Snow Inn now.

We also have many vendors going to Wychmere using Freeman as a short cut and this makes Freeman Road and the intersection with trucks crossing 28 to Snow Inn dangerous.

Our biggest concern is preventing serious accidents and keeping the area safe!

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Christopher H Martes
Town/Village: Harwich Port
Submission Date/Time: 12/18/2025 12:38 PM
via online form

Comment

My family has owned our property at 87 Pleasant St, Harwich Port since 1965. In that time, I have had many opportunities to walk on Snow Inn Road to fish on the jetty, attend dinners at Thompson's Clam Bar, and sunbathe at Merkle Beach. Snow Inn Road has always been a narrow road to walk or bike. This project would exacerbate that issue causing traffic problems with the potential for accidents and injuries.

In addition, the wastewater and flood plain issues have not been adequately addressed. There is a great need to not just look at the present, but also to look to the future in protecting our community and coastline.

Thank you in advance for your consideration of this important project.

Chris Martes

PDF File submitted: Yes

TriMark
Foodservice Equipment, Supplies and Design
UNITED EAST

To whom it may concern,

My name is Bob Hovsepian, and I am a Regional Sales Manager at TriMark United East. We are a distributor that provides Foodservice Equipment, Supplies and Design. We have a long history of doing business with Wequassett Resort and I am sending this letter of recommendation to support their new project.

This project looks to be a great benefit not only to the resort but to the community of Harwich. The revised proposal seems to reflect a smaller hotel with less rooms and an updated exterior design.

I am confident that Wequassett will work well with the Cape Cod Commission Regulatory Department and follow the guidelines recommended.

Sincerely,

Bob Hovsepian

TriMark United East

Regional Sales Manager

RECEIVED

DEC 22 2025

CAPE COD COMMISSION

9 Hampshire Street, 1st Floor | Mansfield MA 02048

October 30, 2025

Kristy Senatori, Executive Director
Cape Cod Commission
3225 Main Street, Box 226
Barnstable, MA 02630

Re: Plans for development at the Wychmere Beach Club

Dear Executive Director Senatori:

This letter is sent in support of the proposed development plans at the Wychmere Beach Club in Harwich Port, which is currently under consideration by the Cape Cod Commission.

As you know, the hospitality industry on Cape Cod is one of our top industries and the economic engine of our region. It supports tourism, creates jobs and boosts our local economies with valuable tax revenue and local improvements on everything from beaches and parks to traffic improvements and environmental benefits.

This project on Snow Inn Road is expected to do all that and more for the Town of Harwich and beyond. In particular, we are pleased to see the inclusion of environmental improvements for the neighborhood and other improvements that would benefit Wychmere Harbor and much of the mid-Cape ecosystem.

I look forward to working with the Commission as this next chapter for Wychmere Beach Club unfolds.

Sincerely,

Paul Manning

RECEIVED
DEC 22 2025
CAPE COD COMMISSION

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Jonathan Polloni
Town/Village: representative of Harwich residents
Submission Date/Time: 12/24/2025 12:18 PM
via online form

Comment

Please see attached traffic review

PDF File submitted: Yes

December 15, 2025

Mr. Jonathan Pollini
Senie & Associates
15 Cape Lane
Brewster, MA 02631

RE: Traffic Impact and Access Study Review
Wychmere Beach Club, 23 Snow Inn Road
Project No. 25564

Dear Mr. Pollini:

Brennan Consulting, Inc. has reviewed the Traffic Impact and Access Study for the Wychmere Beach Club, 23 Snow Inn Road, Harwich Port, Massachusetts prepared by VHB dated October 2025, the Parking Management Plan prepared by VHB dated October 10, 2025 as well as a memorandum discussing Sight Distance prepared by VHB dated December 8, 2025 and we offer the following comments.

TRAFFIC IMPACT and ACCESS STUDY

1. Trip Generation

a. The typical method of determining Trip Generation is to use the ITE Trip Generation Manual, however in this case the ITE data is insufficient. Understanding that the dataset for LUC 330 (Resort Hotel) is limited and the resort hotels in the dataset have more than 350 rooms. The project decided to use LUC 310 (Hotel) which does not appear to be a good fit for the Wychmere Beach Club**. A more accurate method for determining the increased trips generated from 40 additional rooms (more than double the existing rooms) may be to use empirical data by utilizing existing counts.**

b. Trip Generation indicates the amount of additional vehicles entering and exiting the project site and the primary intersection leading to the Wychmere Club, Main St / Snow Inn Rd / Freeman St. Table 3 Trip Generation Summary shows the Existing Trips and Net New Trips for the peak hours and weekday and Saturday Dailys**. In each case the New Trips are more than the Existing Trips, indicating that more than twice the vehicles utilizing Wychmere will be on Snow Inn Rd, and the Main St / Snow Inn Rd / Freeman St intersection**. The Trip Generation developed in this Report may be understated (see comments 1c and 1d), and that more trips/vehicles will be using the intersection and Snow Inn Road.

c. The Proponent purchased a property at 741 Route 28 and that facility will now be the main location for deliveries to Wychmere. Most deliveries that now drive on Snow Inn Road to access the site will be redirected to 741 Route 28 thereby lessening the large truck deliveries along Snow Inn Road." The TIAS also states "The Proponent will invest in a small delivery van that will bring product from 741 Route 28 to the site on an as needed basis during off peak hours." *How will 741 Route 28 accommodate storage of goods (dry and chilled) and how long can this facility store good before it*

24 Ray Ave., Suite 203 Burlington, MA 01803 • 781-273-3434 • info@brennanconsults.com • **A WBE Certified Business**

needs to be transferred to Wychmere? All trips from 741 Route 28 to Wychmere will need to make a left turn from Route 28 onto Snow Inn Road. The Parking Management Plan states the "demand for on-site parking has decreased measurably over the past several years with the now common practice of guests pre-arranging smaller shuttles for their event guests as well as the increased use of both Uber and Lyft." Rideshare services double the number of trips to/from a location. **Replacing truck deliveries with van deliveries, and the increased use of rideshare services may increase the number of trips and accidents on Snow Inn Road, and at the Main St/Snow Inn Rd/Freeman St intersection.**

d. The TIAS states that motor coach busses and all employee parking will be eliminated from the property and replaced by a 12-passenger van. Shuttle vans often increase trips on roadways as they make several trips to and from a site throughout the day verses a single occupant vehicle that might make one trip to a site and one trip away from the site in a day. **Additional analysis should be provided to support the claim that the shuttle van will reduce trips to the site.**

e. The TIAS should calculate the increased pedestrians from Wychmere on Snow Inn Rd visiting Harwich Port downtown. Snow Inn Rd will not only be experiencing more vehicles, but also more pedestrians.

2. Crash/Accident Rate

a. The Main St (Rte 28) / Snow Inn Rd / Freeman St intersection has a crash/accident rate of nearly double the average accident rate of the MassDOT District 5, which includes all of the Cape and southeastern MA. The average crash rate is 0.57 crashes/MEV and the calculated crash rate for Route 28 at Snow Inn Road/Freeman Street is 1.10, making the crash rate 192% higher, or nearly double the average rate. **The rate of 1.10 is high and should be mitigated.** We have seen no mitigation in the analysis or Report.

b. The project will be adding more than double the existing trips (see Table 3 and above) to an intersection that has a significantly high crash/accident rate. This will increase an already high accident rate.

c. MassDOT recognizes the crash severity of this intersection and listed it as a 2020-2021 HSIP-eligible cluster. An HSIP-eligible location is a crash cluster that ranks in the top 5% of its MPO, for this location the Cape Cod Metropolitan Planning Organization. This MPO covers Cape Cod from Bourne to Provincetown.

d. The TIAS, Table 2 states there were 17 reported crashes, however Figure 11 appears to indicate 19 crashes. Table 2 shows 12 angle crashes, 7 crashes with personal injuries, and 10 with property damage. Figure 11 appears to show 8 angle crashes, and 8 crashes with personal injury**. Please cross check between the Table and Figure.**

e. It is likely that sight distance from drivers exiting Snow Inn Road is the primary contributing factor to these crashes. TIAS states that the MassDOT Project 611985 will improve existing sight lines

for vehicles exiting Snow Road Inn, however that does not seem to be the case. **The TIAS should provide recommendations to mitigate the very high crash rate, with high personal injuries at this intersection**.

f. The Report indicates that the vehicular crash history is derived from 2016-2021. The Covid years of 2020 and 2021 had irregular traffic conditions, where less vehicles were on the road, particularly in 2020. **We recommend the vehicular crash history include the years 2022 to 2024, to include more present data.**

3. <u>Capacity Analysis</u>

a. The Capacity Analysis includes Snow Inn Rd at David Lane/Wychmere Club. Davis Lane is a private road and the Davis Lane neighborhood will construct a gate across Davis Ln restricting access and egress to Snow Inn Rd. Consequently Davis Lane should be removed from the analysis, and the **Capacity Analysis re-done.**

b. In Section 3, Historic Traffic Growth, the Report indicates that the traffic in the Lower Cape has decreased at a rate of 1.46% per year between 2013 and 2022. Given the general desirability of the Cape, particularly since Covid, it is hard to believe that traffic in this area has decreased, much less at the significant rate of 1.46%/yr. **We recommend that the traffic growth rate from 2022 to 2024 (understanding that 2025 numbers might be hard to find) be determined and considered.**

c. The Level of Service should be calculated with the actual traffic counts. **The analysis seems to have rounded the traffic counts to the nearest 5. When the analysis is redone, the actual traffic counts should be utilized.**

d. Table 5 for Route 28 at Snow Inn Road/Freeman Road lists a Saturday Midday NB L/T/R movement with a decrease in LOS from the 2032 No-Build Condition to the 2032 Build Condition from a LOS D to a LOS E. **This reduction in LOS and increase in delay should be mitigated.**

e. Table 5 for Route 28 at Snow Inn Road/Freeman Road lists a Weekday Evening SB L/T/R movement with a delay increase of 35 seconds, and LOS decrease from LOS D to E from the 2032 No-Build to the 2032 Build Condition. **This reduction in LOS and increase in delay should be mitigated..**

f. In Section 5, in the Trip Reduction section, all of the TDM measures include language such as "encourage" and "promote". These are generalized terms and offer no definitive actions to be taken by the proponent**.** ***With the increases in LOS and delays, definitive actions should be enumerated to mitigate the decrease in LOS.***

Parking Management Plan

a. The Parking Management Plan includes valet parking onsite and includes a Valet Parking Sketch Plan. The Parking Management Plan states approximately 285 cars will be able to be valet parked on site. The Valet Parking Sketch Plan shows approximately 140 of the 285 cars are blocked by other vehicles parked by valet. There appears to be no free space on site to move valet parked cars to when it is necessary to access many of the blocked in cars. **Additional narrative and graphics should be provided to support validity and functioning of the Valet Parking Sketch Plan.**

Sight Distance Memo

a. We have reviewed the Site Distance Memo dated December 8, 2025, and found that the Site Distance analysis methodology was not performed in accordance with AASHTO guidelines. AASHTO's *A Policy on Geometric Design of Highways and Streets*, defines sight distance as "Sight distance is the distance along a roadway throughout which an object of specified height is continuously visible to the driver." The AASHTO criteria for measuring sight distance (stopping and passing) requires the height of the driver's eye be at 3.50 feet above the road surface. The AASHTO criteria when measuring stopping distance is for the height of object to be 2.00 feet and when measuring intersection sight distance the height of the object to be 3.50 feet. It appears from the photos included in the memo that the location of the photographer is higher than 3.50 feet. AASHTO includes recommended dimensions of sight triangles. Intersections with stop control on the minor road are considered Case B. A left turn from the minor road is considered Case B1. AASHTO states the vertex of the departure sight triangle on the minor road should be 14.5 ft from the edge of the major road travelled way. It appears from the photos included in the memo that the location of the photographer is closer than 14.5 feet from the edge of the major road travelled way. *The Site Distance Memo must be redone to follow AASHTO as required by MassDOT, and the norm for the transportation industry.*

b. Table 1 in the Memo indicates that the measured Stopping Sight Distance (SSD) is 750 ft+, and the Intersection Sight Distance (ISD) is 700 ft+. When Brennan performed a cursory analysis we determined that the Snow Inn Rd ISD looking to the left and right is approximately 200 ft, and the Freeman Rd ISD looking to the right is approximately 50 ft. The Memo indicates that the required SSD and desired ISD, from Snow Inn are 315 ft and 455 ft, respectively. The actual ISD length is well below the desired length, and this explains the very high crash/accident rate. **We recommend that the actual SSD and ISD lengths be correctly measured.**

c. Intersection photos are provided in the Memo for Snow Inn Rd looking left and right. The photo appears to be taken from a vehicle which is higher than the 3.50 ft required (see above) giving the driver a perspective a passenger car driver would not have. Additionally, the photos appear to indicate (from both directions) that the front of the vehicle is within the cross walks. **Vehicles should never enter the crosswalk in order to obtain the necessary sight distance to enter Main St safely.**

24 Ray Ave., Suite 203 Burlington, MA 01803 • 781-273-3434 • info@brennanconsults.com • **A WBE Certified Business**

d. The Freeman Rd ISD, looking to the right, has extremely limited distance. It is difficult to determine from Figure 11 in the Report, however it appears there are a number of crashes resulting from Freeman Rd colliding with Main St eastbound, exactly where the extremely limited ISD occurs.

e. The Snow Inn Rd entrance to Main St, eastbound and westbound, has numerous crashes, supporting the position that the ISD is well below what it needs to be.

Please contact us if you have any questions, comments or concerns.

Chris Emilius, P.E., Principal

