CAPE COD COMMISSION SUBCOMMITTEE MEETING

Wychmere Hotel Redevelopment

Development of Regional Impact Review

CCC No. 25026

DATE: MONDAY, FEBRAURY 2, 2026

TIME: 10:00 A.M.

CAPE COD COMMISSION

MEETING AGENDA

- **Announcements**
- Attendance – Roll Call
- Minutes
- Applicant's Presentation
- Staff Comments
- Subcommittee Discussion
- Further Subcommittee Discussion/Actions

OPENING ANNOUNCEMENTS

- This meeting is being recorded for the purposes of creating minutes.

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- **Project:** Wychmere Hotel Expansion (CCC File No: 24027)
- **Applicant/Owner**: Wychmere Harbor Real Estate, LLC
- **Location:** 23 Snow Inn Rd, Harwichport, MA 02646
- **Description:** The Applicant proposes to demolish the existing hotel, which includes two buildings totaling +/-34,860 square feet, and replace with one new hotel building totaling +/-75,322 square feet and make related site upgrades.

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OPENING ANNOUNCEMENTS

To allow time for the subcommittee to discuss the project, public comment is not on the agenda today.

Written comments may be submitted anytime through the online comment form available at www.capecodcommission.org/comment OR in person or by mail to the Cape Cod Commission office.

The public will have an opportunity to provide oral testimony at the next public hearing, scheduled for February 5, 2026 at 3:00pm to be held in via Zoom and in person.

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SUBCOMMITTEE MEMBERS:

- Tom Wilson (Chair)
- Jacqueline Etsten
- Richard Roy
- Rob Frangieh
- Doug Fromm
- Dennis Prebensen (Alternate)
- Michele Vion (Alternate)

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APPROVAL OF DRAFT MEETING MINUTES:

- January 27, 2026

RECOMMENDED MOTION:

- Move to approve the subcommittee minutes of January 27, 2026 as written

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COMMISSION STAFF COMMENTS

Jordan Velozo, Chief Regulatory Officer

Wychmere Hotel Redevelopment DRI Review

Public Meeting

Staff Comments

February 2, 2026

CAPE COD COMMISSION

DRAFT DRI DECISION: FINDINGS

- Draft Decision contains findings for approval of the DRI
  - Findings for each applicable RPP issue area, establishing that the Project is consistent with all applicable Goals and Objectives
  - Findings of consistency with Municipal Development By Laws
  - Findings of consistency with the Harwich LCP
  - Finding that Probable Project Benefits are greater than the Probable Project Detriments
  - Finding that there are no applicable DCPC Implementing Regulations
  - Finding of consistency with the Cape Cod Commission Act

DRAFT DRI DECISION: APPROVED PLANS

- Draft Decision includes a list of the Approved Project Plans
- The Project must be constructed and operated consistent with the Plans:
  - Civil Site Plans
  - Floor Plans
  - Elevations
  - Landscape Plan
  - Parking Management Plan
  - Stormwater Management Report
    - Construction Period Soil Erosion and Sediment Control
    - Long-Term Pollution Prevention and Stormwater Operation and Maintenance Plan

DRAFT DRI DECISION: CONDITIONS

- Conditions ensure that the development is constructed and operated consistent with the DRI Decision
  - Coastal Resiliency
    - Must conduct a vulnerability assessment for the Town Pier
    - Must submit plans to enhance onsite dunes through native beach grass plantings
    - Must submit a final Operational and Preparedness Plan

DRAFT DRI DECISION: CONDITIONS

- Community Design
  - Must install signage and paver crosswalk for improved pedestrian accessibility
- Energy/Climate Mitigation
  - must meet or exceed the criteria for LEED Silver certification
  - must provide a renewable energy power purchase agreement

DRAFT DRI DECISION: CONDITIONS

- Transportation
  - Transportation Demand Management Plan (guaranteed ride home program for employees; preferential rideshare parking; a shuttle to and from the employee parking lot; shuttle service for guests to nearby destinations)
  - Parking Management Plan
  - Install intersection-ahead warning signage with street name plaques on the eastbound and westbound approaches of Route 28 to Snow Inn Road
  - Install flashing speed warning signs on the eastbound and westbound approaches of Route 28 to Snow Inn Road
  - Ban on tractor trailer deliveries and motor coaches

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COMMENTS FROM APPLICANT

Andrew Singer, Attorney for Applicant

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SUBCOMMITTEE QUESTIONS

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FURTHER SUBCOMMITTEE QUESTIONS/ACTIONS

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FURTHER SUBCOMMITTEE DISCUSSION/ACTIONS

Recommended Motions:

- Move to recommend that the full Cape Cod Commission adopt the draft DRI Decision approving the Project

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FURTHER SUBCOMMITTEE DISCUSSION/ACTIONS

The next hearing on the matter will be held by the full Cape Cod Commission

Thursday, February 5, 2026 at 3:00pm.

It will be held in a hybrid format, online via Zoom, and in person at the Mary Pat Flynn Conference Room at the Barnstable County Complex, 3195 Main Street, Barnstable.

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