Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Kevin Simard
Town/Village: Harwichport
Submission Date/Time: 1/2/2026 4:59 PM
via online form

Comment

Our family resides at 25 Davis Lane. We continue to be opposed to the redevelopment project. We have stated the reasons for our opposition to this project in our letters dated January 30, 2025 and December 18, 2025, and in our public comments at the public hearings held for the first and second proposals.

The Minutes from the last meeting noted that the next meeting would be held on January 22nd and stated the meeting would be in a hybrid format. December and early January are a busy time of year for many and we, along with others, made travel plans based upon the representation that the next meeting would be on January 22. Today, January 2, we learned that the next hearing will be held on January 7th and will be in person only. My wife and I are very disappointed to miss the meeting because we will be out of the country. If you are measuring the strength of opposition to the project by attendance at the meetings, 5 days notice for this hearing will prevent many interested parties from appearing at the hearing to voice their legitimate objections to the project.

We ask that the Commission schedule future meeting with additional advance notice and with a zoom option.

Thank you for your time.

Regards,

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: john welch
Town/Village: Harwich Port
Submission Date/Time: 1/4/2026 8:35 PM
via online form

Comment

I request the Commission deny the Wychmere Hotel redevelopment proposal due to traffic concerns. Snow Inn road, a side street, is heavily trafficked in the summer with guests going to events or the beach club at Wychmere. There are no sidewalks and many pedestrians, and night time speeding post-events is particularly problematic. Wychmere's traffic mitigation proposals may help at current car volumes, don't appear to address the significant traffic increase expected from an 80-seat public restaurant with as many patio seats in good weather, and 60+ additional hotel rooms.

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Leslie Heffernan
Town/Village: Harwich port
Submission Date/Time: 1/5/2026 6:27 PM
via online form

Comment

I am very concerned about this grossly large hotel proposal for the Wychmere beach club. I am against the expanding of the hotel to 72 rooms. Snow Inn road is already dangerous for foot traffic. I reside at 20 Freeman street and use Snow inn rd to go to Merkle beach and to walk my dog. The traffic goes too fast and the road is too narrow. The intersection Of 28 snow inn and Fteeman Is terribly dangerous. The traffic studies need to be done more thouroughly to show the danger of that Intersection. We can’t handle more traffic. The hotel with spa and restaurant will increase the traffic immensely.

The channel into the Wychmere harbor will have the winds blocked completely with a large hotel in the direct path of the predominantly south west winds. The views to the east and west down the dunes and beach will be blocked for home owners, harbor visitors, and pedestrians alike.

This expansion will hurt the town oh Harwich port, not help it. Please consider all the concerns that we all have In The nearby neighborhood as well as in the town!

Thank you for your time and consideration!

Leslie Heffernan

PDF File submitted: Yes

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: William Ebben
Town/Village: Harwich Port, MA
Submission Date/Time: 1/7/2026 1:12 PM
via online form

Comment

Dear Members of the Commission,

We are writing to you as concerned residents who have a home at 64 Snow Inn Road in Harwich, an antique lane in our picturesque Cape Cod town, to respectfully express our strong opposition to the proposed development of a massive hotel complex and restaurant at the end of our quiet street.

While we understand the importance of economic development, and we acknowledge that “Snow Inn” operated as an Inn for decades, this specific proposal by Wychmere Harbor Real Estate, LLC to expand Wychmere Beach Club beyond the footprint to a massive hotel, restaurant, spa and parking garage presents a significant and unreasonable burden on existing residents, fundamentally altering the character and quality of life in our neighborhood.

Our street is a quintessential part of our town’s historic charm – a quiet, narrow country lane designed for minimal local traffic, not high-volume commercial access, and constant traffic. The anticipated increase in vehicle traffic – including guest vehicles and delivery trucks would be immense. This surge in activity poses a substantial safety hazard for pedestrians, cyclists, and children who currently enjoy the tranquil nature of our Road. It also promises a significant increase in noise pollution, disrupting the peaceful atmosphere that we, and many others, chose this neighborhood for.

Furthermore, a development of this scale introduces numerous infrastructure challenges. Our current infrastructure, including sewage systems, water supply, and road maintenance capabilities, was designed for a quiet residential coastal area, not a commercial enterprise of this magnitude. The strain on these vital services could lead to unforeseen environmental problems and significant future costs for the town.

It is difficult to reconcile the proposed “massive” scale of this modern development with the preservation of our town’s unique antique Cape Cod aesthetic and coastal character. This project risks setting a precedent that prioritizes commercial interests over the preservation of the residential tranquility and historic integrity that defines the Harwich community as well as Cape Cod as a whole.

As President Kennedy wrote upon signing the bill creating the Cape Cod National Seashore in 1961, its purpose was to "preserve the natural and historic values of a portion of Cape Cod for the inspiration and enjoyment of people all over the United States," calling it a wise use of resources that future generations would benefit from. He emphasized its value for people in crowded urban areas, needing open space for recreation, stating, "I think we are going to need a good deal more effort like this". He foresaw the need to protect the coastline of Cape Cod from over-development.

We urge the Commission to consider the profound negative impact this private business enterprise would impose on the residents. We are not just a location for commercial expansion; we are a community whose quality of life deserves protection.

We respectfully request that you deny this unreasonable request for a special permit or variance and explore alternative solutions that foster economic health without sacrificing the residential integrity of Snow Inn Road and Davis Lane and the surrounding neighborhood.

Thank you for your time and dedication to our town. We trust you will make a decision that best serves the interests of all residents.

Sincerely,

William Ebben

64 Snow Inn Road

Harwich Port, MA

PDF File submitted: No

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

Dear Ms. Senatori,

I'm writing to share my support for the updated Wychmere Hotel redevelopment proposal currently under review.

Over the past year, I've followed the project's evolution and had the opportunity to learn more about the thoughtful adjustments the team has made in response to local input. The revised plan feels balanced, a more appropriately scaled hotel, with design refinements that better reflect the character of Harwich Port and the surrounding community.
What stands out most to me is the team's commitment to doing this the right way. They've taken meaningful steps to address environmental concerns, improve water quality systems, and manage traffic and circulation more responsibly, all while keeping the property's long-standing role as a local economic driver intact.
From my perspective, the proposal strikes a smart balance between preserving the special coastal feel of the area and ensuring the property continues to contribute positively to Harwich's year-round economy. It's a forward-looking plan that respects both the community's history and its future.

For these reasons, I respectfully encourage the Cape Cod Commission to advance the application through the next stages of review.

Thank you for your time and consideration.

Regards,
John

John McCarthy

Managing Partner

Office | 508-398-6076 | Cell | 508-360-7698

14 Sea Street | Dennis Port, MA 02639

john@pelhamhouseresort.com

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Steve Trowbridge
Town/Village: Harwichport
Submission Date/Time: 1/11/2026 10:04 PM
via online form

Comment

I am writing as a concerned resident & property owner of Harwichport to respectfully urge the Commission not to approve the proposed expansion of the Wychmere Harbor Club as currently submitted.

The plan would increase hotel capacity by approximately 125% (an additional 72 rooms) and add a restaurant, spa, and cocktail lounge. While we recognize the value of responsible economic development, this scale of expansion far exceeds what our neighborhood and infrastructure can reasonably support.

We support thoughtful development — but not at a scale that overwhelms the surrounding neighborhood and public infrastructure. We therefore urge the Commission to deny the current proposal or require that any expansion be capped near the previously approved level.

Thank you for your time, thoughtful consideration, and continued service to our region.

PDF File submitted: No

Matt Sutphin
Box 673,
Harwich Port, Ma. 02645
1/7/2025

RECEIVED

JAN 12 2025

CAPE COD COMMISSION

Cape Cod Commission
3195 Main Street
Barnstable, Ma. 02630

Re: Wychmere Development Project

Dear Commission Members,

There comes a time when all of us have a chance to draw a line in the sand. Such a time could be at hand for the Commission. It was my second occasion, today, attending a Commission hearing. My first was a few weeks ago in Harwich, where, with many others, I was able to voice my concerns. In attendance were a few advocates as well.

Today, in Barnstable, I became acquainted with an evaluation process that is the charge for your sub-committee. Clearly, it is very data driven. There is much for the committee to digest. Recalling the Cape Cod Commission's birth, recalling the concerns at that time about over-development, I asked myself how the Wychmere Harbor Club ownership, from Dr. Fennel on to the present, could have acquired so much leverage in the ensuing years after the Commission was established.

I came away with this understanding, that the big picture has become forsaken due to the consequences of a dueling data match. Realism has taken hold. Governance has become a Melian Dialogue (the strong do what they can; the weak suffer what they must). And the petitioner gets the edge. I do not judge commission members. It is simply what develops. The consequence, however, is an ongoing march towards greater development on a finite spit of land that should not accommodate unchecked sprawl.

Snow Inn is a unique situation. I write to you asking for that consideration. I know the property well. My mother started working there in 1959. I have lived in houses on Davis Lane and on Snow Inn Rd. As a kid, I got on the bus at the end of Snow Inn Rd. I parked cars at the Clam Bar (1965-68), affording me winter money. Once I was told by Frank Thompson to park a car on the putting green if I had to. I worked at the Club over Thanksgiving and Christmas. Frank Thompson made sure that my classmates and their parents could rely on income from the property. All of that changed after Dr. Fennel took over. Frank Thompson's heart for the town had been taken away.

The line in the sand:

I recall my grandmother telling me about experiencing Wychmere Harbor and Snow Inn when she was young. My great-grand parents had rented a 'cottage' for the summer at the top of Freeman Street (it would become Snow inn Rd.) just across from Snow Inn. My great grandfather rented the house from a Brooklyn Syndicate that had carved up lots between Bay View Road and Saquatucket Harbor (yet to be created by dredging) and built a few rental cottages to get New Yorkers' to come down and buy. My

grandmother, ten in 1895, told me that, when sailing, everyone would have to push the catboat to get it out of the shallow channel. In 1905 the State built a short jetty to help keep the channel deeper. Beach sand began to accreate in front of the Snow Inn. When the jetty was extended in the 1930's the 'gift that kept on giving' was now on steroids. Construction followed. Eventually, George Rockwood slowed things down a bit (Rockwood v Snow Inn Corp). It remains, however, that Freeman Street, renamed Snow Inn Road, did not grow in and of itself as the beach did. It effectively got smaller as the Inn property gained expanse. This is an unusual situation. At some point, emphatically now, the petitioners need to find some respect for the love in their neighborhood. They could certainly work within the existing footprint.

The Harbor Club owners have approached your committee with much detail, as if there would be a NASA moonshot, all delivery and return considerations prepared to get our astronauts home. This is a joke. The future remains uncertain, and the future is not theirs to hold alone. It belongs to the neighborhood as well. Existing condos aside, as I understand it, the present Inn property, provides $ 184,000 to the Town of Harwich in revenue. The neighborhood contribution to the town dwarfs that. My last tax bill was $ 22,000. Contrary to today's presentation, Snow Inn operations over years past is not an essential ingredient or justification for uses in the future. This is a new day.

I ask your committee to consider when enough might be enough. The presentation today essentially purports a zero sum game. There is no zero sum game for any operation that involves 290 + 110 + the daily Beach Club cars, and employs only seasonal workers, and wants to double its footprint. Snow Inn Road is becoming overly squeezed. Traffic volume already makes for a stressed pipe. The physics of it does not add up. Expansion of the wedding business, as it is presently constituted, will continue as years go on. Maybe five weddings a day...who knows? As a justification for expansion, it appears that forcing a sidewalk on the Club's neighbors' (at town expense) is just expected! Surrendering one's property on Snow Inn Road would not serve the neighbors, only the petitioners. And it would not solve much, if anything, of the problem generated by cars. Dumping costs on the town and the neighbors would be irresponsible, a pretense, a charade, an unwarranted disruption. Excessive growth, its own Melian tragedy, should not be a project benefit.

My thanks for your consideration of this letter.

Sincerely,



Matt Sutphin

cc.

Town of Harwich Select Board
Town of Harwich Planning Board

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Peggy Trowbridge
Town/Village: Harwichport
Submission Date/Time: 1/13/2026 7:03 AM
via online form

Comment

I am writing as a concerned resident & property owner of Harwichport to respectfully urge the Commission not to approve the proposed expansion of the Wychmere Harbor Club as currently submitted.

The plan would increase hotel capacity by approximately 125% (an additional 72 rooms) and add a restaurant, spa, and cocktail lounge. While we recognize the value of responsible economic development, this scale of expansion far exceeds what our neighborhood and infrastructure can reasonably support.

We support thoughtful development — but not at a scale that overwhelms the surrounding neighborhood and public infrastructure. We therefore urge the Commission to deny the current proposal or require that any expansion be capped near the previously approved level.

Thank you for your time, thoughtful consideration, and continued service to our region.

Respectfully,

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: jacqueline Sprinces Wong
Town/Village: Harwichport
Submission Date/Time: 1/14/2026 5:50 PM
via online form

Comment

The stop sign at Snow road and 28 cannot accommodate the extra people driving on Snow Road with the commercial and construction traffic that will follow with this expansion approval of Wychmere.

Traffic is heavy in the summer and spring and Fall.

Risky driving out with many accidents.

28 th and that entire area from Neel Road to Bank Street is dangerous with so much traffic.

This project is big.

Address, the traffic congestion in this area.

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Maureen Martes
Town/Village: Harwy
Submission Date/Time: 1/14/2026 8:30 AM
via online form

Comment

I’m very concerned about the Wychmere Hotel project. As a resident of Harwichport I use Merkel beach with my family during the summer months. Snow Inn road is already a very busy road and dangerous for pedestrians and cyclists. Since there are no parking spaces at the beach the only option is walking or cycling. Having valet parking will mean twice as many vehicle trips will be taking place along Snow Inn Road. This project has ballooned from 40 rooms to 80 which is not ideal in such a small space. Please consider all the residents that use the public beach adjacent to Wychmere when making your decision.

PDF File submitted: No

January 14, 2026

My name is Robert West. My wife, Allison West, and I own a home at 632 Rt. 28 in Harwich Port. Our home is right on the corner of the very dangerous intersection of Freeman Street, Rt. 28 and Snow Inn Road.

We have been following the various rounds of proposed development at the Wychmere Beach Club and, specifically, the latest proposal for the Wychmere Hotel.

It is unfathomable that a project would be approved that would add more traffic, and thus more peril, to this very dangerous intersection as this project clearly would. It is our understanding that this is one of the most dangerous intersections on the Cape and even in the whole state of Massachusetts. While we are aware that others opposing this development are sharing accident and injury statistics from this intersection, we do not need to cite those statistics when we hear first-hand the screeching of breaks, cars colliding and the ambulance sirens that frequently occur right outside our home.

We understand that Rt. 28 is governed by the State and that engaging with the State would require an independent pursuit from what Harwich Port and the Cape Cod Commission can govern. However, we strongly encourage you to reject any proposal from the developer that would add traffic to an already combustible situation.

We are not against development. If the developer can upgrade their facility to improve their own profitability, we applaud their determination to do so. However, any approval of proposals that would add traffic to Snow Inn Road and to this intersection would be a grave mistake from our point of view.

Thank you for your consideration,

Rob and Allison West
632 Rt. 28
Harwich Port, MA 02646
Rnwest22@gmail.com

Stocky and Judy Clark
21 Davis Lane
Harwich Port, MA 02646
Jclark13@comcast.net

To the Members of the Cape Cod Commission:

We submit this letter regarding the proposal by Wychmere Hotel Real Estate, LLC now under review by the Cape Cod Commission.

"Old Cape Cod" with its "sand dunes and salty air" is celebrated for its natural beauty, picturesque seaside towns and seafaring heritage. It is well known in literature and art through the writings and paintings of many including Henry David Thoreau and Edward Hopper. This uniqueness is what draws writers and artists, residents and guests and is what the Commission is charged with protecting and preserving.

The proposal considered here is for an outsized resort to be built down a narrow dead-end residential roadway in the sound-side village of Harwich Port embraced for its quaintness, its harbor, its history and its closeness to nature. We submit that this proposed development would compromise the scale, intensity, carrying capacity and community character of the area and the region.

To build such a facility in such a small, limited-access and sensitive area would impose a vision on Harwich Port and the local area different from what the Cape is loved for. While the developer offers workarounds to the size and location limitations, the Commission has long recognized that preservation on Cape Cod is not achieved solely through mitigation measures, but through restraint and proportionality.

The fact remains that the hotel is just too big and poorly placed to be appropriate for the location.

The expansion transforms what was previously approved as a more modest, context-sensitive project into one driven as a maximum buildout rather than one aligned with regional planning objectives.

It imposes dangerous transportation and circulation limitations because of its location at the end of a constrained dead-end street, one that has already experienced traffic safety problems. It is inconsistent with Regional Policy Plan policies that address community character and sense of place in historic harbor villages. It stresses out coastal resilience and infrastructure in a vulnerable harbor location. And finally, it presents a precedent-setting future of inappropriate growth in and beyond Harwich Port that would harm what drives the Cape economy.

We respectfully urge the Commission to apply the Regional Policy Plan rigorously and to consider whether this proposal advances—or conflicts with—its statutory responsibility to protect Cape Cod's unique environmental, cultural, and community resources and heritage.

Sincerely, Stocky and Judy Clark

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Brian Urban
Town/Village: Harwich Port
Submission Date/Time: 1/13/2026 9:11 PM
via online form

Comment

PDF File submitted: Yes

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Audrey Ely
Town/Village: Harwich
Submission Date/Time: 1/15/2026 11:29 AM
via online form

Comment

I am extremely concerned about the consequences of a Wychmere Hotel expansion. Snow Inn Rd is narrow and already quite busy. Recently we were driving down the road early evening and due to an event there, traffic was backed up the street and for about 1/2 mile down Rte 28. We had difficulty pulling out of a driveway to get home! A renovation of the current buildings there might be appropriate, but any big expansion would be potentially very dangerous to citizens both on that street and elsewhere in Harwich. Please do not approve the expansion plans.

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Pattilynn and William Dial
Town/Village:
Submission Date/Time: 1/15/2026 10:51 AM
via online form

Comment

To the Members of the Cape Cod Commission

Growing up I was a lucky girl because I got to visit Harwich Port every summer. We walked to the movie theater, stood in line at Bonatt's Bakery for Meltaways and occasionally got to eat dinner at The Sword and Shield. All of these places are now gone. We can still walk to the beach, get a grinder from George's and stroll through the town but it is clear that traffic has increased.

I am still a lucky girl because my husband and I were fortunate enough to buy a home on Bayview Rd. We have been able to allow our children the same freedom I had as a child in the beautiful little town of Harwich Port. Now we have grandchildren and we are hopeful that they too will have the same sense of freedom and independence in a safe community.

The expansion of the Wychmere Hotel Redevelopment Plan is a direct threat to the safety felt by generations of families. The traffic is heavy for a small town and the Expansion will greatly exacerbate this problem. Harwich Port is a walking community.

Please do Not allow the proposed of the Wychmere Hotel Redevelopment Plan.

Respectfully,

Pattilynn and William Dial

25 Bayview Rd

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Carol Lucas
Town/Village: HarwichPort
Submission Date/Time: 1/16/2026 12:32 PM
via online form

Comment

I am very concerned about the amount of traffic that will be generated by this proposed project.

PDF File submitted: Yes

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Michael Heffernan
Town/Village: Harwich Port
Submission Date/Time: 1/16/2026 1:23 PM
via online form

Comment

Cape Cod Commission

RE: Wychmere Harbor Hotel Development

Date: January 14, 2026

To the Commission:

President John F. Kennedy understood the irreplaceable beauty of our coastline when he created the National Seashore. Had he not acted then, it is likely developers would have lined the shore with resorts from Orleans to Provincetown. While those developers might have at least offered sidewalks, we cannot rely on such promises today. We owe a debt of gratitude to President Kennedy's foresight.

His legacy now rests in the hands of this Commission. As residents and citizens, we may have less formal control, but we possess equal passion. We must act as stewards for future generations to protect the quaint Cape villages that define our home. It is time to stand up and set firm limits.

Snow Inn Road is a narrow, dead-end street that serves as a primary walking route for Harwich residents. It has already become dangerously congested. Even before considering the proposed build-out, the road is overwhelmed by:

• Sightseers visiting what is arguably the most beautiful harbor on the Cape.

• Delivery trucks traveling at excessive speeds.

• Wychmere Beach Club members and guests.

• Wedding venue attendees who are frequently distracted or impaired.

If this development is approved as proposed—complete with a restaurant, bar, hotel, and rooftop decks—the road will become untenable for residents and pedestrians. Furthermore, the intersection of Snow Inn Road and Route 28 is already one of the most dangerous in the state. Accidents are frequent, often resulting in property damage. Pedestrians, particularly tourists distracted by phones or unaware of local traffic patterns, risk their lives crossing here. We must ask: does a tragedy need to occur before we say "enough"?

Logistically, a sidewalk is not a viable solution. Much of the land is privately owned, and seeking eminent domain for some of the most expensive real estate in town would be legally fraught and fiscally irresponsible.

It is also important to distinguish this site from other regional establishments like the Wequassett Resort or Chatham Bars Inn. Those properties enjoy direct access to Route 28, facilitating rapid emergency response. Conversely, Snow Inn Road is a confined village road with no secondary egress. Given our region's prevailing winds and historic high-density wood-frame housing, the inability of fire and emergency services to navigate this corridor creates a catastrophic public safety risk. This safety risk must weigh heavily on your decision.

Wychmere is one of the most scenic harbors in the Commonwealth. Hundreds of tourists visit daily to photograph its splendor, and wedding parties frequently block the harbor

overlook, creating hazardous parking conditions. This hotel will shatter that tranquility with traffic the infrastructure was never designed to handle.

Currently, buses servicing the "wedding factory" travel via Pleasant Street, turning right onto Freeman Street and crossing Route 28 at its most dangerous point. This route is a hazard to neighborhood residents. Shuttling guests from satellite lots is not a solution; it is simply an admission that the site is over capacity.

The Cape Cod Chronicle (Sept 18,2025) has well-documented the extreme traffic frustrations facing our towns. We have seen in Chatham how local police and fire departments struggle to maintain safety near the Fish Pier due to congestion. We cannot allow a similar situation to manifest here, where emergency response times could mean the difference between life and death.

We respectfully urge the Commission to prioritize public safety and historic preservation by denying this application in its current form.

Sincerely,

Michael Heffernan

20 Freeman St

Harwich Port Mass

_____

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Susan Conway
Town/Village: Harwich Port
Submission Date/Time: 1/15/2026 10:10 PM
via online form

Comment

I do oppose the new development. The current traffic pattern is dangerous. The intersection from Snow Inn road to route 28 is reckless. There is no room for increased traffic volume and congestion for a expanded property and restaurant.

The area is already overbuilt with three weddings every Friday, Saturday and Sunday. Chatham Bars Inn and Wequasett are much larger properties and they have one wedding a day. You can't compare the two.

Wychmere is in the middle of a neighborhood. Chatham Bars Inn and Wequasett are not.

The new Dunes building has already changed the landscape, view and crowds in the area. Enough is enough. I am shocked that was approved.

Not only is Wychmere in the middle of a neighborhood but the harbor is probably one of the prettiest harbors on the cape, a huge tourist attraction. A new building would impede the view.

President Kennedy had the vision to preserve the coastline on the cape from overdevelopment.

Expanding Wychmere from 40 to 75 rooms and adding a restaurant, bar and rooftop would be overdevelopment in an area that is already congested, noisy and a risk to public safety on many levels.

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Betsy Carothers
Town/Village: Harwich Port
Submission Date/Time: 1/17/2026 8:02 AM
via online form

Comment

I'll attach a letter

PDF File submitted: Yes

To the Cape Cod Commission

RE: Wychmere Harbor Hotel Development

Date: January 14, 2026

Dear Cape Cod Commission:

President John F. Kennedy understood the irreplaceable beauty of our coastline when he created the National Seashore. Had he not acted then, it is likely developers would have lined the shore with resorts from Orleans to Provincetown. While those developers might have at least offered sidewalks, we cannot rely on such promises today. We owe a debt of gratitude to President Kennedy's foresight.

His legacy now rests in the hands of this Commission. As residents and citizens, we may have less formal control, but we possess equal passion. We must act as stewards for **future generations** to protect the quaint Cape villages that define our home. It is time to stand up and set firm limits.

Snow Inn Road is a narrow, dead-end street that serves as a primary walking route for Harwich residents. It has already become dangerously congested. Even before considering the proposed build-out, the road is overwhelmed by:

- **Sightseers** visiting what is arguably the most beautiful harbor on the Cape.
- **Delivery trucks** traveling at excessive speeds.
- **Wychmere Beach Club members** and guests.
- **Wedding venue attendees** who are frequently distracted or impaired.

If this development is approved as proposed—complete with a restaurant, bar, hotel, and rooftop decks—the road will become untenable for residents and pedestrians. Furthermore, the intersection of Snow Inn Road and Route 28 is already one of the most dangerous in the state. Accidents are frequent, often resulting in property damage. Pedestrians, particularly tourists distracted by phones or unaware of local traffic patterns, risk their lives crossing here. We must ask: does a tragedy need to occur before we say "enough"?

Logistically, a sidewalk is not a viable solution. Much of the land is privately owned, and seeking eminent domain for some of the most expensive real estate in town would be legally fraught and fiscally irresponsible.

It is also important to distinguish this site from other regional establishments like the Wequassett Resort or Chatham Bars Inn. Those properties enjoy direct access to Route 28, facilitating rapid emergency response. Conversely, Snow Inn Road is a confined village road with no secondary egress. Given our region's prevailing winds and historic high-density wood-frame housing, the inability of fire and emergency services to navigate this corridor creates a catastrophic public safety risk. This safety risk must weigh heavily on your decision.

Wychmere is one of the most scenic harbors in the Commonwealth. Hundreds of tourists visit daily to photograph its splendor, and wedding parties frequently block the harbor overlook, creating hazardous parking conditions. This hotel will shatter that tranquility with traffic the infrastructure was never designed to handle.

Currently, buses servicing the "wedding factory" travel via Pleasant Street, turning right onto Freeman Street and crossing Route 28 at its most dangerous point. This route is a hazard to neighborhood residents. Shuttling guests from satellite lots is not a solution; it is **simply an admission that the site is over capacity.**

The *Cape Cod Chronicle* (Sept 18,2025) has well-documented the extreme traffic frustrations facing our towns. We have seen in Chatham how local police and fire departments struggle to maintain safety near the Fish Pier due to congestion. We cannot allow a similar situation to manifest here, where emergency response times could mean the difference between life and death.

We respectfully urge the Commission to **prioritize public safety and historic preservation** by denying this application in its current form.

Sincerely,
Sign_____

Address_____

Town_____

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Kimberle Chapin
Town/Village: HarwichPort
Submission Date/Time: 1/17/2026 10:51 AM
via online form

Comment

To the Cape Cod Commission

RE: Wychmere Harbor Hotel Development

Date: January 14, 2026

Dear Cape Cod Commission:

President John F. Kennedy understood the irreplaceable beauty of our coastline when he created the National Seashore. Had he not acted then, it is likely developers would have lined the shore with resorts from Orleans to Provincetown. While those developers might have at least offered sidewalks, we cannot rely on such promises today. We owe a debt of gratitude to President Kennedy's foresight.

His legacy now rests in the hands of this Commission. As residents and citizens, we may have less formal control, but we possess equal passion. We must act as stewards for future generations to protect the quaint Cape villages that define our home. It is time to stand up and set firm limits.

Snow Inn Road is a narrow, dead-end street that serves as a primary walking route for Harwich residents. It has already become dangerously congested. Even before considering the proposed build-out, the road is overwhelmed by:

• Sightseers visiting what is arguably the most beautiful harbor on the Cape.

• Delivery trucks traveling at excessive speeds.

• Wychmere Beach Club members and guests.

• Wedding venue attendees who are frequently distracted or impaired.

If this development is approved as proposed—complete with a restaurant, bar, hotel, and rooftop decks—the road will become untenable for residents and pedestrians. Furthermore, the intersection of Snow Inn Road and Route 28 is already one of the most dangerous in the state. Accidents are frequent, often resulting in property damage. Pedestrians, particularly tourists distracted by phones or unaware of local traffic patterns, risk their lives crossing here. We must ask: does a tragedy need to occur before we say "enough"?

Logistically, a sidewalk is not a viable solution. Much of the land is privately owned, and seeking eminent domain for some of the most expensive real estate in town would be legally fraught and fiscally irresponsible.

It is also important to distinguish this site from other regional establishments like the Wequassett Resort or Chatham Bars Inn. Those properties enjoy direct access to Route 28, facilitating rapid emergency response. Conversely, Snow Inn Road is a confined village road with no secondary egress. Given our region's prevailing winds and historic high-density wood-frame housing, the inability of fire and emergency services to navigate this corridor creates a catastrophic public safety risk. This safety risk must weigh heavily on your decision.

Wychmere is one of the most scenic harbors in the Commonwealth. Hundreds of tourists visit daily to photograph its splendor, and wedding parties frequently block the harbor

overlook, creating hazardous parking conditions. This hotel will shatter that tranquility with traffic the infrastructure was never designed to handle.

Currently, buses servicing the "wedding factory" travel via Pleasant Street, turning right onto Freeman Street and crossing Route 28 at its most dangerous point. This route is a hazard to neighborhood residents. Shuttling guests from satellite lots is not a solution; it is simply an admission that the site is over capacity.

The Cape Cod Chronicle (Sept 18,2025) has well-documented the extreme traffic frustrations facing our towns. We have seen in Chatham how local police and fire departments struggle to maintain safety near the Fish Pier due to congestion. We cannot allow a similar situation to manifest here, where emergency response times could mean the difference between life and death.

We respectfully urge the Commission to prioritize public safety and historic preservation by denying this application in its current form.

Sincerely,

Sign: Kimberle Chapin

Address:13 Freeman

Town: Harwich Port

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Kimberle Chapin
Town/Village: HarwichPort
Submission Date/Time: 1/17/2026 10:51 AM
via online form

Comment

To the Cape Cod Commission

RE: Wychmere Harbor Hotel Development

Date: January 14, 2026

Dear Cape Cod Commission:

President John F. Kennedy understood the irreplaceable beauty of our coastline when he created the National Seashore. Had he not acted then, it is likely developers would have lined the shore with resorts from Orleans to Provincetown. While those developers might have at least offered sidewalks, we cannot rely on such promises today. We owe a debt of gratitude to President Kennedy's foresight.

His legacy now rests in the hands of this Commission. As residents and citizens, we may have less formal control, but we possess equal passion. We must act as stewards for future generations to protect the quaint Cape villages that define our home. It is time to stand up and set firm limits.

Snow Inn Road is a narrow, dead-end street that serves as a primary walking route for Harwich residents. It has already become dangerously congested. Even before considering the proposed build-out, the road is overwhelmed by:

• Sightseers visiting what is arguably the most beautiful harbor on the Cape.

• Delivery trucks traveling at excessive speeds.

• Wychmere Beach Club members and guests.

• Wedding venue attendees who are frequently distracted or impaired.

If this development is approved as proposed—complete with a restaurant, bar, hotel, and rooftop decks—the road will become untenable for residents and pedestrians. Furthermore, the intersection of Snow Inn Road and Route 28 is already one of the most dangerous in the state. Accidents are frequent, often resulting in property damage. Pedestrians, particularly tourists distracted by phones or unaware of local traffic patterns, risk their lives crossing here. We must ask: does a tragedy need to occur before we say "enough"?

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Address:13 Freeman

Town: Harwich Port

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Kimberle Chapin
Town/Village: HarwichPort
Submission Date/Time: 1/17/2026 10:23 AM
via online form

Comment

PDF submitted

PDF File submitted: Yes

Cape Cod Commission Jan 22, 2026 - Wychmere Hotel Expansion

As a child growing up on the Cape, I took for granted the unique surroundings that I had views and access to. Our family lived in S. Harwich on the border of S. Chatham with the Red River stream running at the base of our property, with the salt pond and Red River beach beyond. Our dogs would sometimes get loose, and we could find them because you could see them jumping over the various marsh streams....and out we would run to catch them. I rode my bike to school – yes even on Rt 28 and our family spent summer beach days at Red River, Wychmere and Merkel beach.

My dad kept a small motorboat moored in the Wychmere inner harbor near the overlook. He would walk down the hill and swim 20 yards to the boat. In the 1960s access was not an issue!

- The rest of the family used to walk down Snow Inn Rd to meet him off the Wychmere jetty. The road was not one that a family was particularly concerned for their children's safety.
- The views of the channel, harbor and beach were unrestricted at the top of the hill because at the time – Wychmere Harbor club was one story.
- Merkel beach was one of those rare "walk-to" beaches that allowed the public east and west uninhibited views of this stretch of the Harwich shoreline and dunes including the precious sights of Monomoy, Morris Island and western sunsets.

Harwich is now facing a significant challenge in considering what is being proposed to this area of Wychmere and Merkel Beach, the way the town wants to consider its neighbors and for what the public can lose forever.

The ramifications of the "current" Wychmere proposal, and I say current because I doubt many of us in the surrounding community trust what this investment group proposes given the bait and switch that has already happened with the number of rooms previously proposed and the non-validated "mitigation measures" for traffic.

The main issues continue to include:

Comparison of the Wychmere proposal to Wequassett and Chatham Bars Inn

- The Snow Inn Rd. access is dead end, no other access.
- The road and area are residential and will completely alter the lives of surrounding homes and families.
- The massive changes to the site that were not previously presented would alter an iconic part of HarwichPort for the public.

Traffic concerns.

- Safety issues in getting down Snow Inn Rd have clearly been presented in the past. Not enough room to safely walk or bike and with the increase in significant traffic and large vehicles - safety is even more of a concern.
    - There is likely to be more walking or biking traffic with increased workers at the site
    - Restaurant and spa open to public
    - More weddings than current and more large vehicles
    - More people in the new apartments and condominiums close by will increase walking traffic to Merkel
- Safety for fire/ambulance access. Access now is limited due to other vehicles already parked inappropriately on the road and foot traffic (all times of the day and night). A well-developed plan/evaluation should be considered for the large number of people at any time that could be on site at Wychmere where there is no other access to this area given its dead-end location.
- The intersection at Rt 28, Snow Inn Rd. and Freeman St. have :
    - a documented history of multi-vehicle accidents, along with significant injuries and property damage.
    - Limits access to right turning from 28 onto Snow Inn Rd. for buses or trucks because of the angled corner and narrow road.
- Freeman St. – is the gateway to Snow Inn Rd for significant traffic
    - Traffic diversion of heavy truck vehicles for construction, weddings, deliveries, and buses traveling to Wychmere via Bank St and down Freeman are exceedingly high
    - Other passenger and truck traffic avoiding HarwichPort via Pleasant
    - People speeding in both directions with significant walking traffic current speed posted at the top of Freeman at Bank St. is 30 mph.
        - There is no sidewalk
        - Bank St at the 28 end has a speed limit of 20 and there is a sidewalk.
    - I have had to jump into my yard when collecting my mail due to concern of getting hit and cars have used my lawn to turn around
    - I must now consider putting a fence or hedge to maintain safety of children and pets.

Currently there is significant traffic, safety concerns, disruption to neighbors and increased accidents at the intersection.

Importantly, the shorelines and channel at the end of the road are forever altered with the 4-story structure on the beach directly next to Merkel beach and the 4-story townhouses along the channel.

The impending concern of more traffic and safety concerns, loss of beach and other iconic views as well as potential environmental impacts, with the Wychmere structures and site functions that were not previously presented to the surrounding community and to Harwich officials implores careful consideration - before changes are made that can never be reversed.

Thank you for your consideration.

Sincerely,

Kimberle Chapin , 13 Freeman St., Harwich Port, MA

Cape Cod Commission Jan 22, 2026 - Wychmere Hotel Expansion

As a child growing up on the Cape, I took for granted the unique surroundings that I had views and access to. Our family lived in S. Harwich on the border of S. Chatham with the Red River stream running at the base of our property, with the salt pond and Red River beach beyond. Our dogs would sometimes get loose, and we could find them because you could see them jumping over the various marsh streams....and out we would run to catch them. I rode my bike to school – yes even on Rt 28 and our family spent summer beach days at Red River, Wychmere and Merkel beach.

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- The massive changes to the site that were not previously presented would alter an iconic part of HarwichPort for the public.

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Sincerely,

Kimberle Chapin , 13 Freeman St., Harwich Port, MA

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Marguerite Heffernan
Town/Village: Harwich
Submission Date/Time: 1/17/2026 1:20 PM
via online form

Comment

This project effects all aspects of the environment. Since pollents of discharge will go into the harbor causing all wildlife harm. The population of the piping polvers, eagles and Hawks will decrease. The pedestrian who walk to the public beach will be in danger of being hit by a car. The. You have the residents who live on the road who will be effected not only by traffic, safety and now noise pollution. Please stop this build. Thank you Marguerite Heffernan

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PDF File submitted: Yes

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Roxanna Hurst
Town/Village: Harwich Port
Submission Date/Time: 1/17/2026 2:32 PM
via online form

Comment

PDF File submitted: Yes

Dear Cape Cod Commission:

President John F. Kennedy understood the irreplaceable beauty of our coastline when he created the National Seashore. Had he not acted then, it is likely developers would have lined the shore with resorts from Orleans to Provincetown. While those developers might have at least offered sidewalks, we cannot rely on such promises today. We owe a debt of gratitude to President Kennedy's foresight.

His legacy now rests in the hands of this Commission. As residents and citizens, we may have less formal control, but we possess equal passion. We must act as stewards for **future generations** to protect the quaint Cape villages that define our home. It is time to stand up and set firm limits.

Snow Inn Road is a narrow, dead-end street that serves as a primary walking route for Harwich residents. It has already become dangerously congested. Even before considering the proposed build-out, the road is overwhelmed by:

- **Sightseers** visiting what is arguably the most beautiful harbor on the Cape.
- **Delivery trucks** traveling at excessive speeds.
- **Wychmere Beach Club members** and guests.
- **Wedding venue attendees** who are frequently distracted or impaired.

If this development is approved as proposed—complete with a restaurant, bar, hotel, and rooftop decks—the road will become untenable for residents and pedestrians. Furthermore, the intersection of Snow Inn Road and Route 28 is already one of the most dangerous in the state. Accidents are frequent, often resulting in property damage. Pedestrians, particularly tourists

distracted by phones or unaware of local traffic patterns, risk their lives crossing here. We must ask: does a tragedy need to occur before we say "enough"?

Logistically, a sidewalk is not a viable solution. Much of the land is privately owned, and seeking eminent domain for some of the most expensive real estate in town would be legally fraught and fiscally irresponsible.

It is also important to distinguish this site from other regional establishments like the Wequassett Resort or Chatham Bars Inn. Those properties enjoy direct access to Route 28, facilitating rapid emergency response. Conversely, Snow Inn Road is a confined village road with no secondary egress. Given our region's prevailing winds and historic high-density wood-frame housing, the inability of fire and emergency services to navigate this corridor creates a catastrophic public safety risk. This safety risk must weigh heavily on your decision.

Wychmere is one of the most scenic harbors in the Commonwealth. Hundreds of tourists visit daily to photograph its splendor, and wedding parties frequently block the harbor overlook, creating hazardous parking conditions. This hotel will shatter that tranquility with traffic the infrastructure was never designed to handle.

Currently, buses servicing the "wedding factory" travel via Pleasant Street, turning right onto Freeman Street and crossing Route 28 at its most dangerous point. This route is a hazard to neighborhood residents. Shuttling guests from satellite lots is not a solution; it is **simply an admission that the site is over capacity.**

The *Cape Cod Chronicle* (Sept 18,2025) has well-documented the extreme traffic frustrations facing our towns. We have seen in Chatham how local police and fire departments struggle to

maintain safety near the Fish Pier due to congestion. We cannot allow a similar situation to manifest here, where emergency response times could mean the difference between life and death.

We respectfully urge the Commission to **prioritize public safety and historic preservation** by denying this application in its current form.

Sincerely,

Roxanna & Jeff Hurst

115 Gorham Road

Harwich Port, MA 02646

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Robin S Glancy
Town/Village: Harwich Port
Submission Date/Time: 1/17/2026 9:32 AM
via online form

Comment

I am writing to express my opposition to the Wychmere Hotel Redevelopment project and request that
the Cape Cod Commission deny the proposed expansion of hotel rooms, new restaurant, and new spa.
The traffic situation on Snow Inn Road and the nearby streets is already dangerous and unsettling making
the thought of the expansion horrifying. One wonders, how could anyone who cares about the safety of
the residents of Harwich think it was appropriate for this large expansion to occur in a vibrant residential area on
a dead-end narrow road?
Our home at 54 Snow Inn Road is one of the historic original Wychmere Seashore Cottages, Beach
Lodge. Reading the recent Harwich LCP plan, it was heartwarming to see that the spirit in which Beach
Lodge was sold to us after a 100 year ownership by one family - we valued the storied history of Beach
Lodge, were going to make it our generational gathering spot, and were not going to tear it down - fit in
with the town’s vision for the future: honoring its natural beauty, historic charm and village character.
Since the creation of Dune at Wychmere Beach Club, allowing for three weddings to occur on a single
day and the number of wedding days per week increase, I have watched the traffic on Snow Inn Road
increase to a dangerous level. As a grandmother, mother, and sibling it terrifies me each time I/we trek down
to Merkle Beach for a swim, walk into town, or attempt to drive out our driveway. Pedestrians/neighbors
have lost their rights with large trucks, speeding vehicles and unfocused drivers looking at their phones or
GPS. Watching a car-loaded flatbed picking up another vehicle and attempting to back up onto 28 from
the bottom of Snow Inn Road on a gorgeous August day as beachgoers, bike riders, cars and delivery
people tried to navigate the situation, it made me wonder . . . What will happen if the expansion is allowed

to move forward?
Merkle Beach, a gem and one of the few town beaches in Harwich, is losing its accessibility for the
residences with no parking spaces, dangerous walking and biking, and the lack of room for properly
dropping off those unable to walk or bike to the beach.
For these reasons, I respectfully urge the commission to deny the proposed project expansion.
Robin S Glancy

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Ryan McKenna
Town/Village: Harwichport
Submission Date/Time: 1/17/2026 6:32 AM
via online form

Comment

Today, a legacy of development rests with this Commission. Our obligation as neighbors and residents is to protect the character, safety, and livability of our Cape villages for future generations. That requires setting clear and firm limits.

Snow Inn Road is a narrow, dead-end street and a primary walking route for Harwich residents. Even without the proposed development, it is already dangerously congested. Current conditions include:

• Sightseers visiting one of the most beautiful harbors on the Cape.

• Delivery trucks traveling at excessive speeds.

• Wychmere Beach Club members and guests.

• Wedding venue attendees who are often distracted or impaired.

Approving the proposed development, with its restaurant, bar, hotel, and rooftop decks, would make the road untenable for residents and pedestrians. Compounding this risk is the intersection of Snow Inn Road and Route 28, which is already among the most dangerous in the state. Accidents are frequent and often involve property damage. Pedestrians—particularly tourists unfamiliar with local traffic patterns or distracted by phones—face serious danger crossing here. We must ask whether a tragedy is required before action is taken.

A sidewalk is not a realistic solution. Much of the surrounding land is privately owned, and pursuing eminent domain on some of the most expensive real estate in town would be legally complex and fiscally irresponsible.

It is also critical to distinguish this site from larger regional resorts such as Wequassett or Chatham Bars Inn. Those properties have direct access to Route 28, allowing for efficient emergency response. Snow Inn Road, by contrast, is a confined village road with no secondary egress. Given prevailing winds and the area's dense, historic wood-frame housing, restricted access for fire and emergency vehicles poses a serious public safety risk. This concern alone should weigh heavily in your decision.

Wychmere Harbor is one of the most scenic in the Commonwealth. Hundreds of visitors arrive daily to photograph it, and wedding parties frequently block the harbor overlook, creating unsafe parking conditions. Introducing a hotel of this scale would irreparably disrupt the tranquility of the area with traffic and activity the infrastructure was never designed to support.

Currently, buses serving wedding events travel through residential streets, crossing Route 28 at one of its most dangerous points. This already endangers neighborhood residents. Proposals to shuttle guests from satellite lots are not a solution; they are an acknowledgment that the site exceeds its safe capacity.

As reported by the Cape Cod Chronicle (September 18, 2025), our region is already struggling with severe traffic congestion. In Chatham, police and fire departments face ongoing challenges maintaining safety near the Fish Pier. We cannot allow a similar

situation to develop here, where delayed emergency response could have life-threatening consequences.

For these reasons, we respectfully urge the Commission to place public safety and historic preservation above expansion and to deny this application in its current form

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PDF File submitted: Yes

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Heather Sander
Town/Village: Harwich Port
Submission Date/Time: 1/18/2026 1:50 PM
via online form

Comment

PDF File submitted: Yes

January 18, 2026

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 beauty and tranquility of the Harwich area since the early 1950's. We are sailors, boaters, kayakers, paddleboarders and ocean swimmers and we cherish our summers enjoying the historic uniqueness and beauty of Wychmere Harbor and Nantucket Sound.

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

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

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

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

Chip & Heather Sander
54 Snow Inn Road
Harwich Port

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Linda Azanow
Town/Village: Harwich
Submission Date/Time: 1/18/2026 8:56 AM
via online form

Comment

PDF File submitted: Yes

To the Cape Cod Commission

RE: Wychmere Harbor Hotel Development

Date: January 14, 2026

Dear Cape Cod Commission:

President John F. Kennedy understood the irreplaceable beauty of our coastline when he created the National Seashore. Had he not acted then, it is likely developers would have lined the shore with resorts from Orleans to Provincetown. While those developers might have at least offered sidewalks, we cannot rely on such promises today. We owe a debt of gratitude to President Kennedy's foresight.

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The *Cape Cod Chronicle* (Sept 18,2025) has well-documented the extreme traffic frustrations facing our towns. We have seen in Chatham how local police and fire departments struggle to maintain safety near the Fish Pier due to congestion. We cannot allow a similar situation to

manifest here, where emergency response times could mean the difference between life and death.

We respectfully urge the Commission to **prioritize public safety and historic preservation** by denying this application in its current form.

Sincerely,
Linda J. Azanow

3 Pasture Lane

Harwich, MA 02645

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Richard Robbie
Town/Village: Harwichport
Submission Date/Time: 1/18/2026 11:44 AM
via online form

Comment

I have been living on Harbor Road since 1962 and have been sailing in and out of Wychmere Harbor for almost 60 years. I am opposed to this project. Wychmere Harbor Club has continuously reduced our view from this side of the channel over the 60 years. This construction has slowly reduced the amount of wind to sail in and out of the harbor safely. Someone has to put their foot down to stop this deterioration of our view and wind.

Thank you,

Richard Robbie

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Brooks Clark
Town/Village: Harwich Port
Submission Date/Time: 1/19/2026 2:21 PM
via online form

Comment

PDF File submitted: Yes

B R O O K S C L A R K

January 19, 2026

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

Dear Commission Members,

I am writing as a resident of 21 Davis Lane with continuing concerns about the proposed 72-room hotel, spa, and restaurant on the site of the 40-room Snow Inn.

Increased traffic is the main problem, despite unsupported claims that valet shuttles and smaller delivery vehicles will somehow make for fewer trips down the very narrow Snow Inn Road. We on Davis Lane already feel the impact of several weddings per day, as many of those guests use our one-lane, dirt-and-gravel private way going to and from the wedding venue. We also see band trucks and shuttle vans, which are always in a hurry. That's in addition to Beach Club members who regularly use our private road as a cut-through.

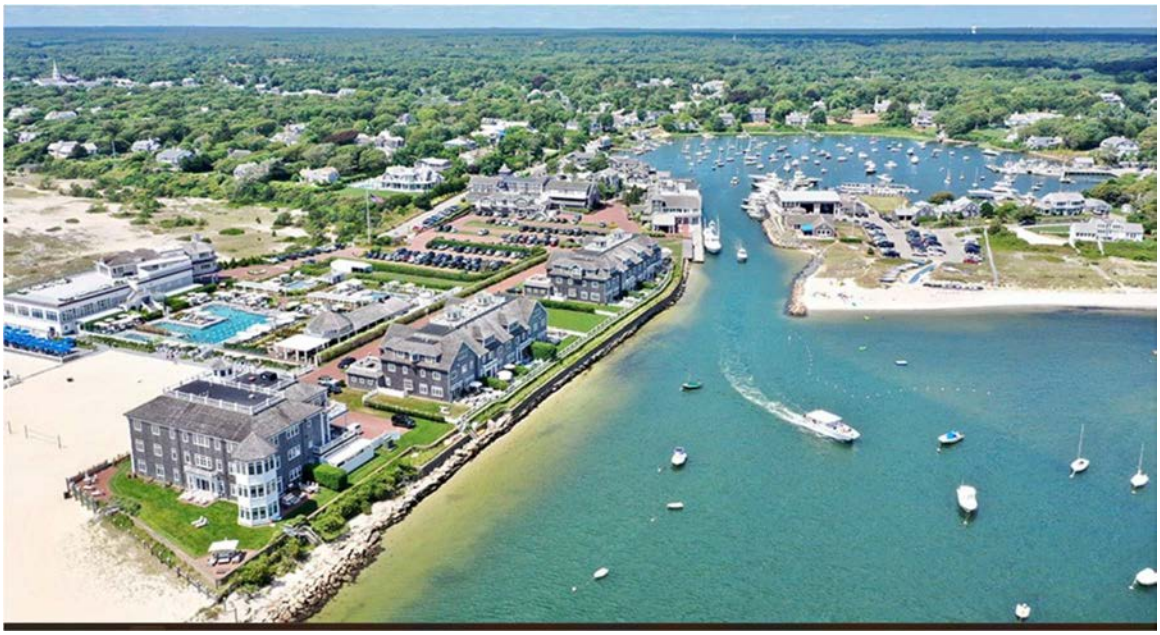
On Snow Inn Road, if one has the temerity to walk from Merkel Beach—and remember, you have to walk or bike to and from that lovely town beach—at 4 p.m. before a 5 p.m. wedding, you are taking your life in your hands. It might be 50 cars in a 30-minute span, and, yes, they are in a hurry and looking at Google maps, rather than the road.

I was surprised to see Randy Hart's assertion as recounted in the Jan. 14 Cape Cod Chronicle that "There is room for a sidewalk along Snow Inn Road," and that the paved road is 19 feet wide, but the public road width is 25 feet and private property owners have encroached on the right of way with walls and shrubs and plantings. I encourage the subcommittee members to walk Snow Inn Road, if they haven't already, to see for themselves that there is no room for a sidewalk, that Hart's statement is a canard, and that the mention of a sidewalk is a red herring skillfully thrown in to obfuscate the proceedings.

On August 28 at the Dune wedding venue, my wife, Karen, and many of our neighbors heard Stephen Cullen describe Wychmere's plans. He candidly said that the business plans are, basically, to be just like Chatham Bars Inn and Wequassett Resort and Gold Club. Unfortunately, Wychmere doesn't have anything close to the infrastructure to support these big plans. In fact, the complex (see photo on the next page) is already overbuilt for the infrastructure—one small road in and out—it has. A smaller, 40-room hotel on the site of the Snow Inn with no spa and restaurant, as was originally proposed, would be more reasonable, suitable, and feasible.

Sincerely yours,

Brooks Clark



21 Davis Lane • Harwich Port, MA • 02646
865-310-1277 (cell) • nbrooksclark@gmail.com

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Carolyn Ledbetter
Town/Village: Harwich
Submission Date/Time: 1/19/2026 8:28 AM
via online form

Comment

Please consider the detrimental effects of more traffic on a narrow road, the coastal and ecological effects of more people and traffic, and the dangers it poses to so many walkers, bicyclists and children that use snow inn road. Please stop the over expansion and commercialization of such a small beach and neighborhood. Thank you for your consideration!

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Deb Martin
Town/Village: Harwich Port
Submission Date/Time: 1/19/2026 4:43 PM
via online form

Comment

Dear Cape Cod Commission:

President John F. Kennedy understood the irreplaceable beauty of our coastline when he created the National Seashore. Had he not acted then, it is likely developers would have lined the shore with resorts from Orleans to Provincetown. While those developers might have at least offered sidewalks, we cannot rely on such promises today. We owe a debt of gratitude to President Kennedy's foresight.

His legacy now rests in the hands of this Commission. As residents and citizens, we may have less formal control, but we possess equal passion. We must act as stewards for future generations to protect the quaint Cape villages that define our home. It is time to stand up and set firm limits.

Snow Inn Road is a narrow, dead-end street that serves as a primary walking route for Harwich residents with a public beach-Merkle (one of the few on Nantucket Sound). It has already become dangerously congested. Even before considering the proposed build-out, the road is overwhelmed by:

Sightseers visiting what is arguably the most beautiful harbor on the Cape.

Delivery trucks traveling at excessive speeds.

Wychmere Beach Club members and guests.

Wedding venue attendees who are frequently distracted or impaired.

If this development is approved as proposed—complete with a restaurant, bar, hotel, and rooftop decks—the road will become untenable for residents and pedestrians. Furthermore, the intersection of Snow Inn Road and Route 28 is already one of the most dangerous in the state. Accidents are frequent, often resulting in property damage. Pedestrians, particularly tourists distracted by phones or unaware of local traffic patterns, risk their lives crossing here. We must ask: does a tragedy need to occur before we say "enough"? As a former employee of Thompson Clam Bar from 1979 to 1983, we did NOT serve 2,000 meals daily. Serving 2,000 meals was an extraordinary day where the weather had to be prefect- Cloudy, rainy-non beach day and weather clearing for the evening. All the stars had to be aligned. Not a daily event.

Logistically, a sidewalk is not a viable solution. Much of the land is privately owned, and seeking eminent domain for some of the most expensive real estate in town would be legally fraught and fiscally irresponsible.

It is also important to distinguish this site from other regional establishments like the Wequassett Resort or Chatham Bars Inn. Those properties enjoy direct access to Route 28, facilitating rapid emergency response. Conversely, Snow Inn Road is a confined village road with no secondary egress. Given our region's prevailing winds and historic high-density wood-frame housing, the inability of fire and emergency services to navigate this corridor creates a catastrophic public safety risk. This safety risk must weigh heavily on your decision.

Wychmere is one of the most scenic harbors in the Commonwealth. Hundreds of tourists visit daily to photograph its splendor, and wedding parties frequently block the harbor overlook, creating hazardous parking conditions. This hotel will shatter that tranquility with traffic the infrastructure was never designed to handle.

Currently, buses servicing the "wedding factory" travel via Pleasant Street, turning right onto Freeman Street and crossing Route 28 at its most dangerous point. This route is a hazard to neighborhood residents. Shuttling guests from satellite lots is not a solution; it is simply an admission that the site is over capacity.

The Cape Cod Chronicle (Sept 18,2025) has well-documented the extreme traffic frustrations facing our towns. We have seen in Chatham how local police and fire departments struggle to maintain safety near the Fish Pier due to congestion. We cannot allow a similar situation to manifest here, where emergency response times could mean the difference between life and death.

We respectfully urge the Commission to prioritize public safety and historic preservation by denying this application in its current form.

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Ella Glancy
Town/Village: Harwich Port
Submission Date/Time: 1/19/2026 4:42 PM
via online form

Comment

Dear Members of the Cape Cod Commission and Fellow Harwich Port Residents,

My name is Ella Glancy, and I am 12 years old. I spend my summers at my family's beach house at 54 Snow Inn Road in Harwich Port. I am writing because I am really worried about how unsafe Snow Inn Road has become.

When I am home in Duxbury, I ride my bike to school almost every day. I love riding my bike because it makes me feel independent and happy. But when I am here for the summer with my family, I don't feel safe riding my bike to the Merkle Beach, even though it is right down the street. The street is very, very narrow, and there are always so many cars.

A lot of the cars drive too fast, and there are many delivery trucks! They are big and it makes me feel scared to ride my bike, and even walking feels too dangerous.

There have been times when I was walking to the beach with my parents and cars came so close that we were scared we might get hit. That should not happen on a road where families and kids are trying to walk and ride bikes.

I am worried that if more buildings and restaurants are added to the Wychmere Beach Club, there will be even more traffic. I think that will make Snow Inn Road even more dangerous than it already is.

I love Harwich Port and going to the beach. I just want to be able to ride my bike and walk safely like kids should be able to do. I respectfully ask that you please do not approve future buildings at the Wychmere Beach Club because I am afraid it will only make this problem far worse.

Thank you for listening to me and for caring about the safety of kids and families.

Sincerely,

Ella Glancy

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Linda Wiseman
Town/Village: Harwich port
Submission Date/Time: 1/19/2026 10:04 AM
via online form

Comment

am voting against snow inn Wychmere hotel project

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Noah Larmann
Town/Village: Harwich Port
Submission Date/Time: 1/19/2026 9:15 AM
via online form

Comment

To the Cape Cod Commission

RE: Wychmere Harbor Hotel Development

Date: January 14, 2026

Dear Cape Cod Commission:

President John F. Kennedy understood the irreplaceable beauty of our coastline when he created the National Seashore. Had he not acted then, it is likely developers would have lined the shore with resorts from Orleans to Provincetown. While those developers might have at least offered sidewalks, we cannot rely on such promises today. We owe a debt of gratitude to President Kennedy's foresight.

His legacy now rests in the hands of this Commission. As residents and citizens, we may have less formal control, but we possess equal passion. We must act as stewards for future generations to protect the quaint Cape villages that define our home. It is time to stand up and set firm limits.

Snow Inn Road is a narrow, dead-end street that serves as a primary walking route for Harwich residents. It has already become dangerously congested. Even before considering the proposed build-out, the road is overwhelmed by:

Sightseers visiting what is arguably the most beautiful harbor on the Cape.

Delivery trucks traveling at excessive speeds.

Wychmere Beach Club members and guests.

Wedding venue attendees who are frequently distracted or impaired.

If this development is approved as proposed—complete with a restaurant, bar, hotel, and rooftop decks—the road will become untenable for residents and pedestrians. Furthermore, the intersection of Snow Inn Road and Route 28 is already one of the most dangerous in the state. Accidents are frequent, often resulting in property damage. Pedestrians, particularly tourists distracted by phones or unaware of local traffic patterns, risk their lives crossing here. We must ask: does a tragedy need to occur before we say "enough"?

Logistically, a sidewalk is not a viable solution. Much of the land is privately owned, and seeking eminent domain for some of the most expensive real estate in town would be legally fraught and fiscally irresponsible.

It is also important to distinguish this site from other regional establishments like the Wequassett Resort or Chatham Bars Inn. Those properties enjoy direct access to Route 28, facilitating rapid emergency response. Conversely, Snow Inn Road is a confined village road with no secondary egress. Given our region's prevailing winds and historic high-density wood-frame housing, the inability of fire and emergency services to navigate this corridor creates a catastrophic public safety risk. This safety risk must weigh heavily on your decision.

Wychmere is one of the most scenic harbors in the Commonwealth. Hundreds of tourists visit daily to photograph its splendor, and wedding parties frequently block the harbor

overlook, creating hazardous parking conditions. This hotel will shatter that tranquility with traffic the infrastructure was never designed to handle.

Currently, buses servicing the "wedding factory" travel via Pleasant Street, turning right onto Freeman Street and crossing Route 28 at its most dangerous point. This route is a hazard to neighborhood residents. Shuttling guests from satellite lots is not a solution; it is simply an admission that the site is over capacity.

The Cape Cod Chronicle (Sept 18,2025) has well-documented the extreme traffic frustrations facing our towns. We have seen in Chatham how local police and fire departments struggle to maintain safety near the Fish Pier due to congestion. We cannot allow a similar situation to manifest here, where emergency response times could mean the difference between life and death.

We respectfully urge the Commission to prioritize public safety and historic preservation by denying this application in its current form.

Sincerely,

Noah Larmann

41a Freeman Street

Harwich Port, MA 20646

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Peter Sullivan
Town/Village: Harwich Port - 63 years
Submission Date/Time: 1/19/2026 11:55 AM
via online form

Comment

Cape Cod Commission

RE: Wychmere Harbor Hotel Development

Date: January 14, 2026

To the Commission:

President John F. Kennedy understood the irreplaceable beauty of our coastline when he created the National Seashore. Had he not acted then, it is likely developers would have lined the shore with resorts from Orleans to Provincetown. While those developers might have at least offered sidewalks, we cannot rely on such promises today. We owe a debt of gratitude to President Kennedy's foresight.

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• Sightseers visiting what is arguably the most beautiful harbor on the Cape.

• Delivery trucks traveling at excessive speeds.

• Wychmere Beach Club members and guests.

• Wedding venue attendees who are frequently distracted or impaired.

If this development is approved as proposed—complete with a restaurant, bar, hotel, and rooftop decks—the road will become untenable for residents and pedestrians. Furthermore, the intersection of Snow Inn Road and Route 28 is already one of the most dangerous in the state. Accidents are frequent, often resulting in property damage. Pedestrians, particularly tourists distracted by phones or unaware of local traffic patterns, risk their lives crossing here. We must ask: does a tragedy need to occur before we say "enough"?

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The Cape Cod Chronicle (Sept 18,2025) has well-documented the extreme traffic frustrations facing our towns. We have seen in Chatham how local police and fire departments struggle to maintain safety near the Fish Pier due to congestion. We cannot allow a similar situation to manifest here, where emergency response times could mean the difference between life and death.

We respectfully urge the Commission to prioritize public safety and historic preservation by denying this application in its current form.

Sincerely,

Peter Sullivan

16 Colonial Way,

Harwich Port, MA

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Carolyn and John Fletcher
Town/Village: Harwich Port, for 41 years
Submission Date/Time: 1/20/2026 10:51 AM
via online form

Comment

The Wychmere development proposal is irresponsible. It adds additional stresses (noise, traffic, over-use, unsightly and excessive over-development) to an already burdened site. The Wychmere property is too small for the proposed expanded hotel, restaurant and additional bar.

The responsibility of the Cape Cod Commission is to protect the natural resources that make Harwich beautiful, special and desirable. This project is unnecessary: Wychmere owners have a thriving, lucrative business already. There is no need to burden the neighborhood, the community, and the harbor with their over-reach.

Were an individual to request to build a property like Wychmere on that site, the request would be denied (and rightfully so). No one should have the ability to ruin the neighborhood, the harbor and the charm of Harwich to satisfy their greed. How, then, is it that a builder can do just that? Do developers have more power than the citizens of our town?

We respectfully ask the Cape Cod Commission to keep any Wychmere work within the bounds of what is both responsible and respectful of the site, the neighborhood, and the town.

Carolyn and John Fletcher

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Carolyn Fletcher
Town/Village: Harwich Port, MA
Submission Date/Time: 1/20/2026 9:54 AM
via online form

Comment

PDF File submitted: Yes

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Carolyn O'Leary
Town/Village: harwichPort
Submission Date/Time: 1/20/2026 9:11 AM
via online form

Comment

I strongly request a negative vote on this project. Snow Inn Rd is a non-conforming very narrow road, only 19 feet wide in parts, leaving very little room for two cars to pass, and limited space for pedestrians as it is. There is a beautiful public beach, Merkel, at the end of Snow Inn Rd which has no parking, accessible only by foot, which generates a lot of walking, bicycling and stroller traffic. This project will only make this road more dangerous, a tragic accident waiting to happen.

PDF File submitted: No

RECEIVED
JAN 20 2026
CAPE COD COMMISSION

Stocky and Judy Clark
21 Davis Lane
Harwich Port, MA 02646
Jclark13@comcast.net

To the Members of the Cape Cod Commission:

We submit this letter regarding the proposal by Wychmere Hotel Real Estate, LLC now under review by the Cape Cod Commission.

"Old Cape Cod" with its "sand dunes and salty air" is celebrated for its natural beauty, picturesque seaside towns and seafaring heritage. It is well known in literature and art through the writings and paintings of many including Henry David Thoreau and Edward Hopper. This uniqueness is what draws writers and artists, residents and guests and is what the Commission is charged with protecting and preserving.

The proposal considered here is for an outsized resort to be built down a narrow dead-end residential roadway in the sound-side village of Harwich Port embraced for its quaintness, its harbor, its history and its closeness to nature. We submit that this proposed development would compromise the scale, intensity, carrying capacity and community character of the area and the region.

To build such a facility in such a small, limited-access and sensitive area would impose a vision on Harwich Port and the local area different from what the Cape is loved for. While the developer offers workarounds to the size and location limitations, the Commission has long recognized that preservation on Cape Cod is not achieved solely through mitigation measures, but through restraint and proportionality.

The fact remains that the hotel is just too big and poorly placed to be appropriate for the location.

The expansion transforms what was previously approved as a more modest, context-sensitive project into one driven as a maximum buildout rather than one aligned with regional planning objectives.

It imposes dangerous transportation and circulation limitations because of its location at the end of a constrained dead-end street, one that has already experienced traffic safety problems. It is inconsistent with Regional Policy Plan policies that address community character and sense of place in historic harbor villages. It stresses out coastal resilience and infrastructure in a vulnerable harbor location. And finally, it presents a precedent-setting future of inappropriate growth in and beyond Harwich Port that would harm what drives the Cape economy.

We respectfully urge the Commission to apply the Regional Policy Plan rigorously and to consider whether this proposal advances—or conflicts with—its statutory responsibility to protect Cape Cod's unique environmental, cultural, and community resources and heritage.

Sincerely, Stocky and Judy Clark

Thank you for your service!

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Jean & Joseph Foran
Town/Village: Harwich Port
Submission Date/Time: 1/20/2026 4:02 PM
via online form

Comment

Dear Cape Cod Commission:

President John F. Kennedy understood the irreplaceable beauty of our coastline when he created the National Seashore. Had he not acted then, it is likely developers would have lined the shore with resorts from Orleans to Provincetown. While those developers might have at least offered sidewalks, we cannot rely on such promises today. We owe a debt of gratitude to President Kennedy's foresight.

His legacy now rests in the hands of this Commission. As residents and citizens, we may have less formal control, but we possess equal passion. We must act as stewards for future generations to protect the quaint Cape villages that define our home. It is time to stand up and set firm limits.

Snow Inn Road is a narrow, dead-end street that serves as a primary walking route for Harwich residents. It has already become dangerously congested. Even before considering the proposed build-out, the road is overwhelmed by:

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Wychmere Beach Club members and guests.

Wedding venue attendees who are frequently distracted or impaired.

If this development is approved as proposed—complete with a restaurant, bar, hotel, and rooftop decks—the road will become untenable for residents and pedestrians. Furthermore, the intersection of Snow Inn Road and Route 28 is already one of the most dangerous in the state. Accidents are frequent, often resulting in property damage. Pedestrians, particularly tourists distracted by phones or unaware of local traffic patterns, risk their lives crossing here. We must ask: does a tragedy need to occur before we say "enough"?

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It is also important to distinguish this site from other regional establishments like the Wequassett Resort or Chatham Bars Inn. Those properties enjoy direct access to Route 28, facilitating rapid emergency response. Conversely, Snow Inn Road is a confined village road with no secondary egress. Given our region's prevailing winds and historic high-density wood-frame housing, the inability of fire and emergency services to navigate this corridor creates a catastrophic public safety risk. This safety risk must weigh heavily on your decision.

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Currently, buses servicing the "wedding factory" travel via Pleasant Street, turning right onto Freeman Street and crossing Route 28 at its most dangerous point. This route is a hazard to

neighborhood residents. Shuttling guests from satellite lots is not a solution; it is simply an admission that the site is over capacity.

The Cape Cod Chronicle (Sept 18,2025) has well-documented the extreme traffic frustrations facing our towns. We have seen in Chatham how local police and fire departments struggle to maintain safety near the Fish Pier due to congestion. We cannot allow a similar situation to manifest here, where emergency response times could mean the difference between life and death.

We respectfully urge the Commission to prioritize public safety and historic preservation by denying this application in its current form.

Sincerely,

Sign____Jean & Joseph Foran_____

Address____32 Ridgeport Drive_____

Town_____Harwich Port, Ma. 02646_____

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Marie Frohling
Town/Village: Harwich Port
Submission Date/Time: 1/20/2026 6:12 AM
via online form

Comment

RE: Wychmere Harbor Hotel Development

Date: January 14, 2026

Dear Cape Cod Commission:

President John F. Kennedy understood the irreplaceable beauty of our coastline when he created the National Seashore. Had he not acted then, it is likely developers would have lined the shore with resorts from Orleans to Provincetown. While those developers might have at least offered sidewalks, we cannot rely on such promises today. We owe a debt of gratitude to President Kennedy's foresight.

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We respectfully urge the Commission to prioritize public safety and historic preservation by denying this application in its current form.

Sincerely,

Sign_____Marie Frohling _____

Address___ 41A Freeman Street_____

Town_____ Harwichport, 02646_____

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

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

Comment

To the Members of the Cape Cod Commission:

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

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

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

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

Thank you for your time and consideration.

Sincerely,

Mary Tschirch

Woodland Road

PDF File submitted: No

Robin S Glancy
54 Snow Inn Road
Harwich Port, MA 02769

Re: Wychmere Hotel Redevelopment January 16, 2026

Dear Commissioners,

I am writing to express my opposition to the Wychmere Hotel Redevelopment project and request that the Cape Cod Commission deny the proposed expansion of hotel rooms, new restaurant, and new spa. The traffic situation on Snow Inn Road and the nearby streets is already dangerous and unsettling making the thought of the expansion horrifying. One wonders, how could anyone who cares about the safety of the residents of Harwich think it was appropriate for this large expansion to occur in a residential area on a dead-end-road?

Our home at 54 Snow Inn Road is one of the historic original Wychmere Seashore Cottages, Beach Lodge. Reading the recent Harwich LCP plan, it was heartwarming to see that the spirit in which Beach Lodge was sold to us after a 100 year ownership by one family - we valued the storied history of Beach Lodge, were going to make it our generational gathering spot, and were not going to tear it down - fit in with the town's vision for the future: honoring its natural beauty, historic charm and village character.

Since the creation of Dune at Wychmere Beach Club, allowing for three weddings to occur on a single day and the number of wedding days per week increase, I have watched the traffic on Snow Inn Road increase to a dangerous level. As a grandmother, mother, and sibling it terrifies me each time I trek down to Merkle Beach for a swim, walk into town, or attempt to drive out our driveway. Pedestrians/neighbors have lost their rights with large trucks, speeding vehicles and unfocused drivers looking at their phones or GPS. Watching a car-loaded flat bed picking up another vehicle and attempting to back up onto 28 from the bottom of Snow Inn Road on a gorgeous August day as beachgoers, bike riders, cars and delivery people tried to navigate the situation, it made me wonder . . . What will happen if the expansion is allowed to move forward?

Merkle Beach, a gem and one of the few town beaches in Harwich, is losing its accessibility to the residences with no parking spaces, dangerous walking and biking, and the lack of room for properly dropping off those unable to walk or bike to the beach.

For these reasons, I respectfully urge the commission to deny the proposed project redevelopment.

Sincerely,
Robin S Glancy

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Roland Lemay
Town/Village: Harwich Portw
Submission Date/Time: 1/20/2026 1:21 PM
via online form

Comment

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

To the Cape Cod Commission

RE: Wychmere Harbor Hotel Development

Date: January 14, 2026

Snow Inn Road is a narrow, dead-end street that serves as a primary walking route for Harwich residents. It has already become dangerously congested.

If this development is approved as proposed—complete with a restaurant, bar, hotel, and rooftop decks—the road will become untenable for residents and pedestrians. Furthermore, the intersection of Snow Inn Road and Route 28 is already one of the most dangerous in the state. Accidents are frequent, often resulting in property damage. Pedestrians, particularly tourists distracted by phones or unaware of local traffic patterns, risk their lives crossing here. We must ask: does a tragedy need to occur before we say "enough"?

Logistically, a sidewalk is not a viable solution. Much of the land is privately owned, and seeking eminent domain for some of the most expensive real estate in town would be legally fraught and fiscally irresponsible.

It is also important to distinguish this site from other regional establishments like the Wequassett Resort or Chatham Bars Inn. Those properties enjoy direct access to Route 28, facilitating rapid emergency response. Conversely, Snow Inn Road is a confined village road with no secondary egress. Given our region’s prevailing winds and historic high-density wood-frame housing, the inability of fire and emergency services to navigate this corridor creates a catastrophic public safety risk. This safety risk must weigh heavily on your decision.

Wychmere is one of the most scenic harbors in the Commonwealth. Hundreds of tourists visit daily to photograph its splendor, and wedding parties frequently block the harbor overlook, creating hazardous parking conditions. This hotel will further shatter that tranquility with traffic the infrastructure was never designed to handle.

Currently, buses servicing the "wedding factory" travel via Pleasant Street, turning right onto Freeman Street and crossing Route 28 at its most dangerous point. This route is a hazard to neighborhood residents. Shuttling guests from satellite lots is not a solution; it is simply an admission that site is over capacity.

The Cape Cod Chronicle (Sept 18,2025) has well-documented the extreme traffic frustrations facing our towns. We have seen in Chatham how local police and fire departments struggle to maintain safety near the Fish Pier due to congestion. We cannot allow a similar situation to manifest here, where emergency response times could mean the difference between life and death.

We respectfully urge the Commission to prioritize public safety and historic preservation by denying this application in its current form.

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Rosemary Catterson
Town/Village: Harwich
Submission Date/Time: 1/20/2026 5:05 PM
via online form

Comment

I feel that the latest proposal about the Wychmere expansion is an unsafe and excessive overreach on Wychmere's part, stressing their small parcel of land, the ecosystem,traffic congestion and the safety of the residents and users of the Club,both vehicular and pedestrian, Thank you for your consideration in this important matter.

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Shoshana Stewart
Town/Village: hawichport
Submission Date/Time: 1/20/2026 2:19 AM
via online form

Comment

The proposed redevelopment is just at too large a scale and will cause too much traffic for that corner of Harwichport. My family and I have young children who are always walking on these streets. It's just too big a development for that corner. It will be a huge problem for residents and visitors to our town and for the sense of peace and calm that Harwichport and nature has always provided. If we want to preserve our town this generation, and the next, and into the future, we cannot allow this scale of overdevelopment especially this close to the water.

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Stephan Larmann
Town/Village: Harwich Port
Submission Date/Time: 1/20/2026 5:40 AM
via online form

Comment

I oppose the redevelopment because it will worsen the already unbearable traffic situation!

PDF File submitted: No

RECEIVED
JAN 20 2026
CAPE COD COMMISSION

Ms. Jordan Velozo
Chief Regulatory Manager
Cape Cod Commission
PO Box 226
3225 Main St., Barnstable, Ma. 02630

Dear Jordan & Members of the Cape Cod Commission,

I am writing as a concerned property owner and year-round resident of Harwichport to respectfully urge the Commission **not to approve the proposed expansion of the Wychmere Harbor Club** as currently submitted.

The plan would increase hotel capacity by approximately **125% (an additional 72 rooms)** and add a **restaurant, spa, and cocktail lounge**. While we recognize the value of responsible economic development, this scale of expansion far exceeds what our neighborhood and infrastructure can reasonably support.

A more modest expansion — approximately **40 rooms**, which has already been approved — represents a far more balanced approach that protects both community interests and the long-term sustainability of the area.

In particular, we are deeply concerned about:

- **Traffic and Safety:**
Snow Inn Road is a single-access street serving our neighborhood. The intersection of Snow Inn Road and Route 28 already experiences congestion and safety challenges, particularly during peak summer months. Claims that this expansion would reduce traffic volumes do not align with common sense or lived experience and appear to be optimistic projections rather than realistic outcomes.

- **Neighborhood Character and Quality of Life:**
A development of this magnitude will permanently alter the residential nature of our neighborhood, increasing noise, congestion, and commercial activity beyond what was historically intended for this area.

Lfz.

• **Property Values and Long-Term Impacts:**
Large-scale intensification of commercial use risks undermining residential property values and the long-term stability of our community. This decision will affect our neighborhood for generations.

As stewards serving the interests of the entire community, we respectfully ask the Cape Cod Commission to heavily weigh **neighborhood safety, infrastructure capacity, environmental impacts, and property values**, over economic considerations.

We support thoughtful development — but not at a scale that overwhelms the surrounding neighborhood and public infrastructure. We therefore urge the Commission to deny the current proposal or require that any expansion be capped near the previously approved level.

Thank you for your time, thoughtful consideration, and continued service to our region.

Respectfully,

Steve & Peg Trowbridge
18 Bayview Rd., Harwichport, Ma.
Sctbridge118@gmail.com

2 of 2

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Timothy Crowley
Town/Village: Harwich
Submission Date/Time: 1/21/2026 8:14 AM
via online form

Comment

Current infrastructure (narrow road, lack of sidewalk) doesn’t support this as a safe project for local residents.

PDF File submitted: Yes

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Timothy Crowley
Town/Village: Harwich
Submission Date/Time: 1/21/2026 9:15 AM
via online form

Comment

The infrastructure (narrow road, lack of sidewalks) doesn't support the increase in traffic, and the safety threat to residents and visitors.

PDF File submitted: Yes

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Chris K.
Town/Village: Harwich
Submission Date/Time: 1/22/2026 5:11 PM
via online form

Comment

To the Cape Cod Commission,

I am writing to you today as a long-term employee of Wychmere Beach Club to share my personal and professional perspective regarding local traffic flow and safety. I have been employed at the Club for nearly 25 years, and during this time, I have commuted to and from Harwich six days a week throughout each season.

My perspective is shaped by my specific work schedule. I typically arrive in the late morning hours and depart in the evening, usually between 10:00PM and 11:00PM.

Because my departure coincides with the conclusion of our evening events and the resulting departure pattern of our guests, I am on the road at the exact same time as many of our venue attendees. Based upon my nearly three decades of daily experience, I would like to highlight the following:

• Consistency of Traffic & Valet Management: In my 25 years of commuting at these hours, I have consistently found the departure process to be orderly and manageable. This was further enhanced by the implementation of valet parking several years ago. This professional management allows for an even more elevated and controlled departure for our clients, ensuring vehicles exit Wychmere in a staggered, supervised fashion rather than all at once.

• Safety Record: Despite my frequent late-night commutes, I have never witnessed nor personally encountered the safety hazards or traffic concerns that have been mentioned in recent correspondence to the Cape Cod Commission from other local residents.

• Orderly Egress: Even during the height of the summer season, the flow of vehicles remains calm and predictable, largely due to the internal systems we have in place to manage guest arrivals and departures.

As someone who has navigated these roads thousands of times, I feel it is important to provide a factual account of the actual conditions on the ground. The reality I experience daily does not align with the concerns recently raised.

Thank you for your time and considering my input.

Sincerely,

Chris K

PDF File submitted: No

RECEIVED

JAN 22 2026

CAPE COD COMMISSION

To the Cape Cod Commission

RE: Wychmere Harbor Hotel Development

Date: January 14, 2026

Dear Cape Cod Commission:

President John F. Kennedy understood the irreplaceable beauty of our coastline when he created the National Seashore. Had he not acted then, it is likely developers would have lined the shore with resorts from Orleans to Provincetown. While those developers might have at least offered sidewalks, we cannot rely on such promises today. We owe a debt of gratitude to President Kennedy's foresight.

His legacy now rests in the hands of this Commission. As residents and citizens, we may have less formal control, but we possess equal passion. We must act as stewards for **future generations** to protect the quaint Cape villages that define our home. It is time to stand up and set firm limits.

Snow Inn Road is a narrow, dead-end street that serves as a primary walking route for Harwich residents. It has already become dangerously congested. Even before considering the proposed build-out, the road is overwhelmed by:

- **Sightseers** visiting what is arguably the most beautiful harbor on the Cape.
- **Delivery trucks** traveling at excessive speeds.
- **Wychmere Beach Club members** and guests.
- **Wedding venue attendees** who are frequently distracted or impaired.

If this development is approved as proposed—complete with a restaurant, bar, hotel, and rooftop decks—the road will become untenable for residents and pedestrians. Furthermore, the intersection of Snow Inn Road and Route 28 is already one of the most dangerous in the state. Accidents are frequent, often resulting in property damage. Pedestrians, particularly tourists distracted by phones or unaware of local traffic patterns, risk their lives crossing here. We must ask: does a tragedy need to occur before we say "enough"?

Logistically, a sidewalk is not a viable solution. Much of the land is privately owned, and seeking eminent domain for some of the most expensive real estate in town would be legally fraught and fiscally irresponsible.

It is also important to distinguish this site from other regional establishments like the Wequassett Resort or Chatham Bars Inn. Those properties enjoy direct access to Route 28, facilitating rapid emergency response. Conversely, Snow Inn Road is a confined village road with no secondary egress. Given our region's prevailing winds and historic high-density wood-frame housing, the inability of fire and emergency services to navigate this corridor creates a catastrophic public safety risk. This safety risk must weigh heavily on your decision.

Wychmere is one of the most scenic harbors in the Commonwealth. Hundreds of tourists visit daily to photograph its splendor, and wedding parties frequently block the harbor overlook, creating hazardous parking conditions. This hotel will shatter that tranquility with traffic the infrastructure was never designed to handle.

Currently, buses servicing the "wedding factory" travel via Pleasant Street, turning right onto Freeman Street and crossing Route 28 at its most dangerous point. This route is a hazard to

neighborhood residents. Shuttling guests from satellite lots is not a solution; it is **simply an admission that the site is over capacity.**

The *Cape Cod Chronicle* (Sept 18,2025) has well-documented the extreme traffic frustrations facing our towns. We have seen in Chatham how local police and fire departments struggle to maintain safety near the Fish Pier due to congestion. We cannot allow a similar situation to manifest here, where emergency response times could mean the difference between life and death.

We respectfully urge the Commission to **prioritize public safety and historic preservation** by denying this application in its current form.

Sincerely,
Sign Charles Martindale
Address 12 Freeman St
Town Harwich Port, Mass. 02646

Charles Martindale
12 Freeman St
Harwich Port, MA 02646

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Robert Signoriello
Town/Village: Centerville
Submission Date/Time: 1/21/2026 8:27 PM
via online form

Comment

To the Cape Cod Commission:

As an employee of Wychmere Beach Club located at 23 Snow Inn Road, Harwich Port, I am writing to share my professional and personal observations regarding traffic flow and safety in the vicinity of the proposed redevelopment, namely Snow Inn Road and the intersection of Route 28.

I commute to and from this location 5 days a week year-round. Because I travel these roads during peak morning and afternoon hours, I have a clear understanding of the actual traffic patterns in the area. Contrary to some concerns raised, I have found that the daily operations do not create significant impediments to traffic flow.

Furthermore, I am encouraged by the proposed redevelopment plan, which actively seeks to lessen local traffic. By moving most deliveries to an offsite model and removing large commercial vehicles from Snow Inn Road, the project will significantly reduce the footprint of our logistics and improve the overall flow of the street. Ultimately, Snow Inn Road will realize a reduction in thousands of vehicle trips over the 13-week summer season.

In my experience, the primary disruptions currently seen on Snow Inn Road or Freeman Way are not caused by Wychmere's business, but rather by residential service vehicles with frequent stops or roadside parking by third-party landscaping and maintenance crews servicing the local residences.

I respectfully ask the Commission to approve the redevelopment.

Sincerely,

Bob Signoriello

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Susan Morency
Town/Village:
Submission Date/Time: 1/22/2026 5:03 PM
via online form

Comment

To the Members of the Cape Cod Commission,

I am writing in support of the proposed Wychmere redevelopment project and to offer perspective regarding concerns that have been raised about traffic and safety, particularly along Snow Inn Road and at its intersection with Route 28.

I have worked for Wychmere Beach Club for 13 years, five days a week, including every weekend, and travel through this area consistently during peak and non-peak hours. Based on this regular, firsthand experience, I do not find that traffic congestion in this area is primarily caused by normal vehicle volume or by destination-related use of the roadway.

Instead, the most frequent and significant impediments to traffic flow and safety are temporary obstructions caused by private contractors and landscapers servicing nearby residences. Large trucks, trailers, and equipment are routinely parked within the travel way or partially into the roadway, often accompanied by cones that further narrow the usable road width.

In many cases, these vehicles could reasonably be accommodated within private driveways or yards, where there is ample space, rather than within the public right-of-way. Improved enforcement of existing parking and roadway obstruction regulations, along with clearer guidance for contractors, would significantly improve safety and traffic flow along Snow Inn Road and at the Route 28 intersection.

I would also note that increasing the number of on-site hotel guest rooms has the potential to reduce off-site traffic associated with events and overnight guests. With more guests able to stay on property, particularly with anticipated two- to four-night minimum stays, fewer vehicles would be traveling to and from off-site accommodations. This would likely reduce late-night and early-morning traffic movements and overall vehicle trips on Snow Inn Road and Route 28.

Wychmere’s redevelopment plan includes moving most deliveries to an offsite location, eliminating large buses and trucks from traveling down Snow Inn Rd which will reduce thousands of vehicle trips over the summer season

From my perspective, addressing the ongoing, unmanaged roadway obstructions and increasing on-site lodging capacity are more effective and immediate solutions to traffic safety concerns than restricting or delaying a redevelopment project that offers thoughtful planning, infrastructure improvements, and long-term benefits to the area.

For these reasons, I support the Wychmere redevelopment project and encourage the Commission to consider the existing, everyday causes of traffic disruption and the traffic-reduction benefits of expanded on-site accommodations when evaluating the project’s potential impacts.

Thank you for your time and consideration.

Susan Morency

PDF File submitted: Yes

To the Members of the Cape Cod Commission,

I am writing today as a dedicated employee of Wychmere Beach Club to express my full support for the proposed hotel redevelopment. Having worked in this area for the past four years, I have a firsthand perspective on how our property functions within the neighborhood, and I am excited about the improvements this project brings.

One of the most significant aspects of this plan is to transition the large delivery vehicles to 741 Main Street, which is the site of the original commissary for Wychmere Beach Club. By removing large commercial vehicles from our immediate streets and reducing the number of trips to the site, this project offers a clear benefit to the local community. This proactive approach to logistics directly addresses traffic concerns and ensures a much smoother flow for everyone on the road.

In my daily commute, I have observed that the only real obstacles to traffic flow are typically external factors – specifically the frequent presence of landscaping trucks and their trailers parked alongside Snow Inn Road, servicing local homes. Wychmere's business operations remain a consistent and manageable part of the traffic pattern.

Beyond the logistical improvements, this redevelopment represents a major investment in the workforce. It will create new employment opportunities and, importantly, allow several of our existing roles to transition into year-round, full-time positions. In an economy like Cape Cod's, the shift from seasonal to year-round employment is vital for housing stability and the local economy.

This project is a win for both the neighborhood's traffic flow and its professional community. I respectfully urge the Commission to approve this redevelopment.

Sincerely,

Terri O'Reilly

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Ben Erhard
Town/Village:
Submission Date/Time: 1/23/2026 3:53 PM
via online form

Comment

PDF File submitted: Yes

January 23, 2026

To the Cape Cod Commission,

I am writing to offer my own experience and perspective of Snow Inn Rd. As a full-time-year-round employee of Wychmere Beach Club, I am fortunate to be one of the most frequent users of this road – traveling 5 days/week throughout 52 weeks/year. Offseason, shoulder season, peak season; sunny days, Nor'Easters, and snowstorms; mornings, midday, and nights; by vehicle, bicycle, or walking – I am intimately familiar with Snow Inn Rd through all possible combinations of use.

While I am hard-pressed to remember an instance where a Wychmere-related vehicle has impeded my use of Snow Inn Rd, I can recall numerous instances of impediment from vehicles illegally parked on Snow Inn Rd to service residential homes. In my experience, summer days where there is a "clear shot" the entirety of Snow Inn Rd, from Route 28 to Wychmere Beach Club, are uncommon. During these summer months I disable lane-keeping-assist on my vehicle, allowing me to more easily cross the centerline while weaving around parked landscaping contractors on both lanes of the road… as if they were ski racing gates.

Every single Wychmere-related delivery vehicle passes directly outside my office window. Since acquiring 741 Route 28 for offsite deliveries, I have experienced a material reduction in large vehicles and their associated noise. The redevelopment plans and 3rd party traffic studies both support a further decrease in vehicle use of Snow Inn Rd.

I was born and raised on Cape Cod, and now I am a full-time year-round resident raising a young family of my own. Investments in projects such as Wychmere's allow an opportunity for young professionals, such as me, to continue to live and work in a region we've always known as "home". A region that increasingly seems to be *just out of reach* for many young professionals hoping to do the same. Cape Cod can either reactively rely on development projects for high-density affordable housing (also opposed by residents)… or look to proactively solve the problem at its source by supporting business developments that provide further career opportunities for locals, with competitive pay that is commensurate with Cape Cod's cost of living.

For these reasons, I am in support of Wychmere's redevelopment project.

Thank you,
Ben Erhard

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Chris K
Town/Village: Harwich
Submission Date/Time: 1/23/2026 12:05 PM
via online form

Comment

To the Cape Cod Commission,

I am writing to you today as a long-term employee of Wychmere Beach Club to share my personal and professional perspective regarding local traffic flow and safety. I have been employed at the Club for nearly 25 years, and during this time, I have commuted to and from Harwich six days a week throughout each season.

My perspective is shaped by my specific work schedule. I typically arrive in the late morning hours and depart in the evening, usually between 10:00PM and 11:00PM.

Because my departure coincides with the conclusion of our evening events and the resulting departure pattern of our guests, I am on the road at the exact same time as many of our venue attendees. Based upon my nearly three decades of daily experience, I would like to highlight the following:

• Consistency of Traffic & Valet Management: In my 25 years of commuting at these hours, I have consistently found the departure process to be orderly and manageable. This was further enhanced by the implementation of valet parking several years ago. This professional management allows for an even more elevated and controlled departure for our clients, ensuring vehicles exit Wychmere in a staggered, supervised fashion rather than all at once.

• Safety Record: Despite my frequent late-night commutes, I have never witnessed nor personally encountered the safety hazards or traffic concerns that have been mentioned in recent correspondence to the Cape Cod Commission from other local residents.

• Orderly Egress: Even during the height of the summer season, the flow of vehicles remains calm and predictable, largely due to the internal systems we have in place to manage guest arrivals and departures.

As someone who has navigated these roads thousands of times, I feel it is important to provide a factual account of the actual conditions on the ground. The reality I experience daily does not align with the concerns recently raised.

Thank you for your time and considering my input.

Sincerely,

Chris K

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Emily Cross
Town/Village: East Sandwich, MA
Submission Date/Time: 1/23/2026 3:11 PM
via online form

Comment

PDF File submitted: Yes

To the Members of the Cape Cod Commission,

I am writing as a Wychmere Beach Club employee to express my strong support for the proposed redevelopment. My daily experience working on-site and commuting through Harwich Port gives me a clear, firsthand understanding of how traffic and operations function in this area.

Wychmere Beach Club takes great care with transportation on site, consistently creating an orderly and controlled flow of vehicles, even during peak season. The safety and traffic concerns described in recent commentary do not reflect what I observe in real life.

The most frequent disruptions I see on Snow Inn Road are caused by unrelated residential service vehicles such as landscapers and contractors who have stopped or parked in the roadway, often after turning around at the Wychmere gate. These issues are independent of Wychmere's operations. (Please see attached photos.)

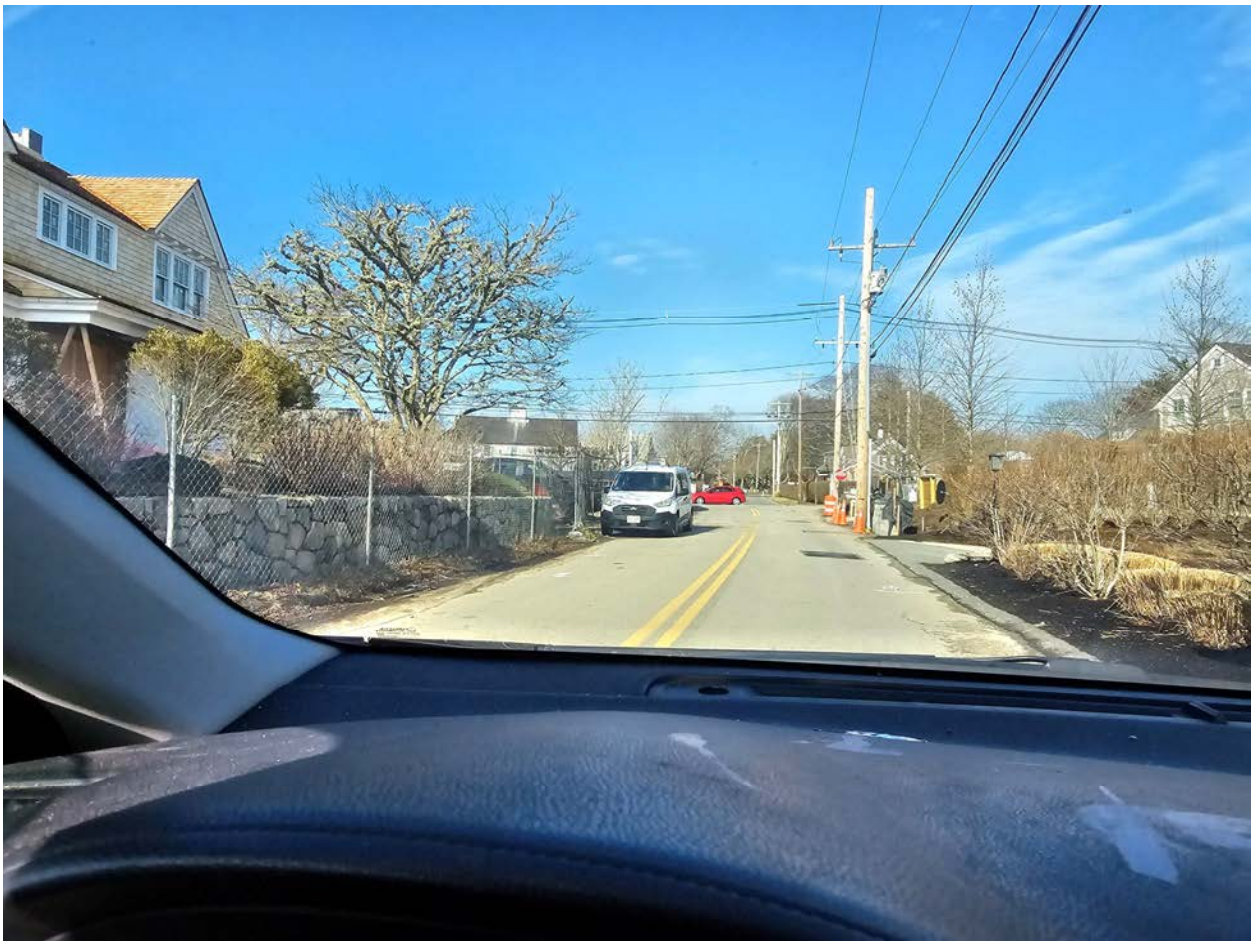
This redevelopment plan is thoughtful, responsible, and beneficial to the broader community. I respectfully urge the Commission to approve the project.

Sincerely,
Emily Cross
Accountant
Wychmere Beach Club

Traveling South on Snow Inn Rd (1/16/26):



Traveling North on Snow Inn Rd. (1/15/26)



Traveling South on Snow Inn Rd. (1/15/26)



Unassociated trucks turning around at Wychmere Beach Club entrance (1/15/26)





Traveling North on Snow Inn Rd. (1/12/26)



Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Susan Morency
Town/Village:
Submission Date/Time: 1/23/2026 9:48 AM
via online form

Comment

PDF File submitted: Yes

To the Members of the Cape Cod Commission,

I am writing in support of the proposed Wychmere redevelopment project and to offer perspective regarding concerns that have been raised about traffic and safety, particularly along Snow Inn Road and at its intersection with Route 28.

I have worked for Wychmere Beach Club for 13 years, five days a week, including every weekend, and travel through this area consistently during peak and non-peak hours. Based on this regular, firsthand experience, I do not find that traffic congestion in this area is primarily caused by normal vehicle volume or by destination-related use of the roadway.

Instead, the most frequent and significant impediments to traffic flow and safety are temporary obstructions caused by private contractors and landscapers servicing nearby residences. Large trucks, trailers, and equipment are routinely parked within the travel way or partially into the roadway, often accompanied by cones that further narrow the usable road width.

In many cases, these vehicles could reasonably be accommodated within private driveways or yards, where there is ample space, rather than within the public right-of-way. Improved enforcement of existing parking and roadway obstruction regulations, along with clearer guidance for contractors, would significantly improve safety and traffic flow along Snow Inn Road and at the Route 28 intersection.

I would also note that increasing the number of on-site hotel guest rooms has the potential to reduce off-site traffic associated with events and overnight guests. With more guests able to stay on property, particularly with anticipated two- to four-night minimum stays, fewer vehicles would be traveling to and from off-site accommodations. This would likely reduce late-night and early-morning traffic movements and overall vehicle trips on Snow Inn Road and Route 28.

Wychmere's redevelopment plan includes moving most deliveries to an offsite location, eliminating large buses and trucks from traveling down Snow Inn Rd which will reduce thousands of vehicle trips over the summer season

From my perspective, addressing the ongoing, unmanaged roadway obstructions and increasing on-site lodging capacity are more effective and immediate solutions to traffic safety concerns than restricting or delaying a redevelopment project that offers thoughtful planning, infrastructure improvements, and long-term benefits to the area.

For these reasons, I support the Wychmere redevelopment project and encourage the Commission to consider the existing, everyday causes of traffic disruption and the traffic-reduction benefits of expanded on-site accommodations when evaluating the project's potential impacts.

Thank you for your time and consideration.

Susan Morency

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Susan Morency
Town/Village:
Submission Date/Time: 1/23/2026 9:45 AM
via online form

Comment

PDF File submitted: Yes

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Vin Helfrich
Town/Village: Harwich Port
Submission Date/Time: 1/23/2026 10:16 AM
via online form

Comment

January 23, 2026

Dear Cape Cod Commission:

My family and I are 30-year residents of Snow Inn Road, and direct abutters of Wychmere Beach Club. We are long-time members of the Club and have a deep appreciation for their ownership and staff. We can testify to the fact that they keep their word and deliver on their promises, which is why we are writing in strong support of the approval of their proposed development.

The opposition to this project has primarily voiced their concerns about increased traffic flow on Snow Inn Road as a potential result of more lodging on the property, which allegedly could lead to safety issues. I can appreciate this viewpoint, and it would be unwise not to consider it, study it, and understand it. My wife and I have four young grandchildren, and safety on our street is of paramount importance.

That being said, I have gained confidence and comfort in the solutions that Wychmere has proposed and committed to in order to overcome these concerns. Given that we have had a front row view of the Snow Inn Road traffic for three decades, it is undeniable that the biggest safety risks are the large motor coach buses coming to and from weddings, and the tractor-trailers that drop off goods to Wychmere.

Wychmere has vowed to eliminate the passage of 100% of these vehicles on Snow Inn Road. This is a major win for everyone in the neighborhood. In addition, and as a result of Wychmere's new off-site storage location, over 8,000 vehicles per year will no longer be traveling along Snow Inn Road. Further, and at its own cost and expense, Wychmere has committed to conducting a feasibility study to determine if a sidewalk can be created along the west side of Snow Inn Road to improve pedestrian safety. I hope we can all agree that ownership is displaying its true intention of enhancing the community without sacrificing our safety and wellbeing.

Wychmere is also committing its resources to assist the Town of Harwich in obtaining grants for roadway improvements, which will be supported by data from a Road Safety Audit of the Snow Inn / Freeman / Route 28 intersection. This type of audit is long overdue as we all know the hazards of this intersection.

Safety is clearly the #1 priority. Of course, the economic stimulus of the development and the new stormwater management system are noteworthy and much needed benefits and improvements, but it is most important to realize that Wychmere has taken all of the necessary steps to ensure the safety and overall enhancement of our community. I am happy to discuss the merits of this development with anyone who continues to have concerns.

Sincerely,

Vin & Jeanne Helfrich

31 Snow Inn Road

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Marissa
Town/Village:
Submission Date/Time: 1/24/2026 9:44 AM
via online form

Comment

Dear Commission Members,

I would like to share my perspective as a sales leader who works directly with our clients and coordinates our events. Based on many years of experience in my role, I am confident that the traffic management plan provided to the Commission will improve conditions during peak periods.

Managing guest arrivals and departures is a critical component of the event booking journey. During the sales process, we establish transportation requirements and coordinate closely with operations and our valet partners to ensure smooth and efficient arrivals and departures. This coordination is essential to delivering a seamless guest experience for on-property events, which are the hotel's primary demand driver.

I have complete confidence in the valet and transportation management plan that has been presented. Hosting event guests on-site, combined with length-of-stay restrictions, will significantly reduce overall vehicular trips while improving convenience, safety, and traffic flow during peak periods.

At Wychmere, our primary objective is to provide an exceptional guest experience, and we consistently achieve this goal—as reflected in the many positive reviews available online. Our thoughtful operational planning and strong sales coordination ensure that each guest enjoys a seamless, high-quality experience from arrival to departure. By integrating sales, operations, and valet planning, we support successful events while reinforcing Wychmere' s reputation as a premier destination on Cape Cod. I am confident that the proposed hotel expansion will allow us to extend the shoulder seasons, creating benefits for the community and new opportunities for residents in the area.

Thank you for your careful consideration of my professional opinion regarding the future Wychmere experience and why this project should be approved.

Respectfully,

Marissa T.

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Christine Harmon
Town/Village: Harwich
Submission Date/Time: 1/25/2026 1:24 PM
via online form

Comment

PDF File submitted: Yes

January 23, 2026

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

Dear Ms. Senatori:

As the former Executive Director of the Harwich Family Pantry and a longtime resident of Harwich, I write to express my support for the proposed redevelopment plan submitted by Snow Inn Development.

In a town and a region which is fortunate to have a deeply engaged business community, especially our hospitality and tourism neighbors, Wychmere is a partner that stands out. Over many years, they have remained steadfast in their support for the Family Pantry of Cape Cod – helping families in need with compassion and consistency.

All of Harwich, Harwichport and the mid-Cape stand to benefit economically – and philanthropically – from this project. I am grateful to have this opportunity to express my support for this project and I urge the Cape Cod Commission to approve the Snow Inn redevelopment proposal.

Sincerely,

Christine Harmon

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: John powers
Town/Village: Harwichport
Submission Date/Time: 1/24/2026 7:39 PM
via online form

Comment

Dear Members of the Cape Cod Commission,

I am writing in support of the proposed Wychmere redevelopment project. As a neighbor of the property, I have followed this process closely and would like to address several concerns where facts have been repeatedly overlooked.

The Wychmere team has consistently responded to neighbor concerns with clear, practical solutions. Traffic impacts on Snow Inn Road have been addressed with many mitigation efforts some of those are the elimination of large passenger buses, rerouting deliveries to Route 28, and plans to fully remove employee parking from the site in the future. These measures have been explained numerous times in public forums, yet they remain the primary concerns of opponents who fail to acknowledge the efforts made by the Wychmere team.

The project also provides meaningful environmental benefits, including improved stormwater management that addresses runoff from surrounding roads and properties. The development team has demonstrated a strong commitment to protecting a site that has supported responsible commercial use for more than a century.

This project will increase jobs and deliver ongoing economic benefits to Harwich, particularly during the shoulder seasons. The public review process has been lengthy, thorough, and fair, and the proposal before you reflects that diligence.

I respectfully urge the Commission to support this project and allow it to move forward.

Sincerely,

John Powers

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Lindsay Sullivan
Town/Village:
Submission Date/Time: 1/24/2026 10:48 PM
via online form

Comment

Dear Cape Cod Commission Members,

I am writing to you as one of the event leaders at Wychmere Beach Club to share my professional perspective in support of the proposed hotel redevelopment project. Currently, due to our limited guest rooms available on site, the majority of our event guests do not stay on property which results in more cars and traffic on Snow Inn Road and surrounding roads. A larger on-site hotel will allow more guests to remain overnight which would significantly reduce the volume of arrivals/departures to the hotel and lessen traffic on Snow Inn Road and surrounding roads in town. Our Events team works closely with all clients to understand their transportation needs and assists them by coordinating transportation for them with safety of all guests as the main goal. This focus will continue to be a very important part of the planning for our clients even if the hotel redevelopment project is approved. I am aware that concerns have been raised regarding traffic and neighborhood impacts. Based on my day-to-day experience, the ability to keep more guests on site overnight would meaningfully reduce late evening vehicle trips and improve conditions for both residents and visitors. This is a practical outcome rooted in how events and lodging function together.

Beyond traffic and transportation concerns, this project supports year-round employment and the long-term health of the Cape Cod hospitality economy. Expanded lodging capacity allows us to host events outside the peak summer season which will help sustain full-time staff and continue supporting local businesses and vendors who rely on Wychmere as a stable partner.

I respectfully urge the Cape Cod Commission to approve this redevelopment and allow Wychmere Beach Club to continue contributing positively to Harwich and the greater Cape Cod region.

Thank you for your time and consideration.

Sincerely

Lindsay Sullivan

Director of Events

Wychmere Beach Club

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: David Sullivan
Town/Village: East Sandwich
Submission Date/Time: 1/26/2026 2:29 PM
via online form

Comment

PDF File submitted: Yes

Dear Cape Cod Commission Members

I am writing in support of the proposed Wychmere Beach Club hotel redevelopment project. As a year round Cape Cod resident with professional experience in municipal operations planning and environmental stewardship I believe this project reflects the kind of thoughtful and responsible investment that strengthens both our communities and our natural resources.

Wychmere has demonstrated an extraordinary track record of caring for this property in a way that respects its surroundings. Every enhancement made over the years has been intentional, measured and sensitive to the unique coastal environment in which it sits. The property is a visible example of how hospitality and environmental responsibility can coexist when ownership and management are committed to doing things the right way.

This project takes that commitment further by upgrading wastewater infrastructure to the highest modern standards. Protecting our sole source aquifer is a shared responsibility across Cape Cod and this investment directly supports regional efforts to reduce nitrogen loading and improve watershed health. By modernizing infrastructure, consolidating lodging, and events on site this project reduces dispersed regional impacts and supports long term planning goals already established by the Commission.

An updated and modern hotel will also lead to more guests staying on property rather than leaving after events to seek accommodations elsewhere, often in other towns. Keeping guests on site reduces late night traffic, limits regional vehicle trips, and concentrates impacts where they can be professionally managed. This is a practical operational benefit that aligns with both environmental and neighborhood concerns.

Economically this project will be a boon to the Town of Harwich. It supports year-round employment, generates reliable local revenue and strengthens the Cape's hospitality economy while remaining consistent with smart growth and resilience principles. Ecologically it represents a net improvement through infrastructure modernization and long-term environmental protection.

While I understand the natural hesitation that comes with any significant change, Wychmere has earned the trust of the community through its consistent history of acting as a good neighbor and responsible steward. Their approach to this redevelopment continues that pattern and deserves recognition and support.

I respectfully encourage the Commission to approve this project and allow Wychmere Beach Club to continue setting a high standard for thoughtful development on Cape Cod.

Thank you for your time and consideration.

Sincerely

David D. Sullivan

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Erica Grady
Town/Village: Plymouth
Submission Date/Time: 1/26/2026 10:59 AM
via online form

Comment

Dear Commission,

My name is Erica Grady and I am a Senior Sales Manager at Wychmere Beach Club, where I have been employed for the last 8 years.

I'm writing to share my support of our hotel and the traffic management plan.

During the sales process, a large part of our work is ensuring a smooth arrival and departure for all clients. This coordination is essential to delivering a quality guest experience.

I have the utmost confidence in our valet and transportation plan that has been presented to you. We have detailed many different operation plans that significantly reduce overall vehicular trips while improving convenience, safety, and traffic flow during our peak periods.

Our primary objective is to provide the most seamless guest experience, and we are proud to consistently achieve this goal.

I am confident that the proposed hotel expansion will allow us to extend shoulder seasons, which will create many benefits for the community, which I now consider myself a part of.

Thank you for considering all opinions regarding the future Wychmere experience. We appreciate your time and urge you to approve this project.

Thank you,

Erica Grady

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Jonathan Polloni
Town/Village: representing homeowners in Harwich
Submission Date/Time: 1/25/2026 9:07 PM
via online form

Comment

PDF File submitted: Yes

SENIE & ASSOCIATES, P.C.
ATTORNEYS AT LAW

15 Cape Lane
Brewster, MA 02631
Phone (774) 323-3027
Cell (508) 221-0358
jpolloni@senie-law.com
WWW.SENIE-LAW.COM

January 25, 2026

Cape Cod Commission
3225 Main Street
P.O. Box 226
Barnstable, MA 02630
Attention: Jordan Veloza, Regulatory Planner (508) 744-1260
jordan.velozo@capecodcommission.org
Upload link: Public Comment on Projects Under Review

Re: Demolition and Reconstruction of Snow Inn at 23 Snow Inn Road
(CCC File No.: 25026)

Dear Commission Members,

This office represents abutting residents in close proximity to the property owned by Wychmere Real Estate, LLC ("Wychmere") at 23 Snow Inn Road, and advises many others property owners in Harwichport concerned with the demolition and reconstruction / reconfiguration of the historic Snow Inn. Wychmere has proposed to demolish two existing structures, which currently contain 32 rooms, and replace them with a 72-room hotel. The proposal would increase the footprint by approximately 40,000 square feet and include a new restaurant and lounge.

Because this proposal is not significantly different from the prior application reviewed in January-March 2025, the same detriments are apparent. These include:

- Out of context with local scale of development
- Adverse visual impacts
- Impacts to the channel
- Safety and traffic concerns

As I highlighted in my comments from March 2025, the many detriments accrue primarily to abutting residential properties as a direct result of the proposed project.

In terms of the Cape Cod Commission's ("Commission") jurisdiction, Wychmere has failed to satisfy criteria for several objectives. This is notwithstanding the conclusions of the staff report

dated December 11, 2025 ("Staff Report"), and the subcommittee's premature vote on January 7, 2026. These failures concern objectives CR1, CD1, TR1, CH3, and CH4, which are detailed individually below.

Wychmere fails to meet objective CR1

While it may be true that a technical waiver is not triggered where the applicant dimensionally conforms to the existing footprint, Wychmere must nevertheless satisfy the requirements applicable to new construction within the floodplain. See Staff Report, page 12. New construction in the A Zone requires proof of an ***overriding public purpose***, which has not been demonstrated by the present application.

An overriding public purpose is understood to mean a demonstrable public need that cannot reasonably be met in compliance with the applicable regulation. Examples include the construction of roadways or other essential infrastructure, where compliance is infeasible and the project is necessary to meet public safety or similar requirements, often with impacts that are temporary or mitigated (e.g., through wetlands replication). No such necessity has been established here. No such overriding public purpose is present.

The reason no overriding public purpose is present here is because this project only involves expansion of existing structures. The staff report points to generalized benefits from improved water treatment, stormwater management, and improvements to the facility that will reduce the risk of flood-induced failure.[1] Stormwater management and upgrading the structure to comply with building code requirements do not provide an overriding public purpose. The only possible public purpose could come from the wastewater treatment facility associated with this project. Here, improvements to the wastewater treatment plant do not qualify as an overriding public purpose because even without changes to the structures at 23 Snow Inn Road it would be required. There is no necessity that the building be enlarged within Zone A. Therefore, even if the suggested reduction of nitrogen discharge to Wychmere Harbor were considered a public benefit, it is not dependent on new development in the floodplain.

Wychmere fails to meet objective CD1

[1] Stormwater management and elevating the structure out of the floodplain, while benefits, do not drive the location of the structure within the floodplain.

Objective CD1 seeks to "promote context sensitive building and site design". The Community Design Technical Bulletin importantly lists Follow regional and local scale of development as one of the methods to achieve this goal.

> "Cape Cod's buildings are traditionally modest in scale and comprised of a series of small massings that reflect their gradual growth and expansion over time. While some larger buildings and estates began to be constructed in the region in the late 1800s, the majority of structures remained small in size. To maintain this traditional and predominantly residential scale that defines most of the Cape's villages, new buildings should appear similar in size to historic structures or they should be sited behind smaller buildings or vegetation that can screen their bulk from public view. This is especially important in Natural and Rural Development Areas where wooded or open landscapes should be dominant, **and in Historic or Maritime Areas where traditional building styles should be most prominent**. Where existing local development is clearly defined and guided by historic traditions, that scale should inform any new development." (emphasis added)

This language is exactly what is being spoken to when concerns are raised over the substantial massing that is being proposed. This project proposes to scale up from a modest 36-room hotel (in two separate buildings) to a massive 72-room hotel in a single building. The Staff Report points to modifications of the structure design that mimics smaller buildings. When viewed from adjacent Merkel Beach or the harbor channel there will be an imposing wall of hotel. This is out of context and not in keeping with the local scale of development.

A context sensitive design would also take into account existing site constraints, including the well-known bottleneck on Snow Inn Road. It should be clear that residents using Snow Inn Road will be directly and negatively affected by this project. This is the opposite of context sensitive design. Ignoring the Snow Inn Road bottleneck demonstrates a lack of sensitivity to the surrounding context and underscores how this project does precisely the opposite of what CD1 requires.

Wychmere fails to meet objective TR1

The biggest drawback to Objective TR1 is that it does not really address the unusual situation of Snow Inn Road to the present application. Objective TR1 is concerned with improving safety and eliminating hazards for all users of Cape Cod's transportation system. Yet, its application has been limited to the site, and this site is located at the end of a narrow, dead end, country road.

At the same time, it is impossible to ignore the proposed changes and the effects they will have on this road. This proposal does not mitigate traffic along Snow Inn Road, it magnifies it. Speed is an issue along Snow Inn Road, which has become more of a problem with increased activity at the property over the last five or six years.

Guests coming from the three weddings a night at the Wychmere facilities have already caused damage to nearby residential properties on Snow Inn Road as they drive out of those facilities, sometimes under the influence of alcohol. The addition of the restaurant and bar will replicate and/or exacerbate this very real hazard.

The proposed changes in operations, prohibiting coaches and reducing large capacity deliveries, and installing flashing warning signs along Route 28, will not offset the increases in traffic that will result from the increase in bedrooms at the hotel and a new restaurant and bar open to the public.

It is also unclear how the applicant arrives at its reduced trips calculations for seasonal visitors to the site. The applicants' representative and consultant, VHB, stressed that vehicle trips would be "substantially reduced" but have presented no calculations or data to support that conclusion. VHB also stands by their site distance calculations. However, Chris Emilius of Brennan Consulting submitted substantially different calculations of site distance at the intersection of Snow Inn Road and Route 28 – approximately 200 ft in either direction – as well as for Freeman Street – 50 ft looking right. This would explain the high crash rate at this intersection, making it one of the worst, if not the worst intersection on Cape Cod. Mr. Emilius also contradicts VHB that the work done to improve sidewalks at this intersection has improved site distance that would eliminate this problem.

<u>Wychmere's regional transportation issues – Objective CH3</u>

These facts also demonstrate that this project does not meet the goals of CH3 to "preserve and enhance public access and rights to and along the shore".

The project is located adjacent to Merkel Beach, a public beach access area. Individuals using the public beach must walk down the very narrow Snow Inn Road in order to get to the beach, which has no parking area. The project as proposed does a disservice to the public access to Merkel Beach because of the serious dangers associated with pedestrian use of Snow Inn Road.

<u>Wychmere fails to meet objective CH4</u>

Nor does this project meet the goals of CH4 to "protect and preserve traditional agricultural and maritime development and uses".

Staff states the site falls within the Maritime placetype. Traditional maritime development and uses cover a broad category of uses and users. In this location, there is a substantive question of impacts to users of the harbor, specifically where the only exit is over the narrow channel out to the sound, which is bordered by the site. This is something that must get more attention from the Commission before a decision is made. It is hard to imagine that a project of this size and scale would not have an adverse impact on wind in the harbor channel. Objective CH4 focuses on protecting and preserving traditional maritime uses, with sailing being a prime example.

Across the channel from the project is the Stone Horse Yacht Club. Sailboats are moored in Wychmere Harbor. The project proposes a large structure at the maximum height allowed by zoning, increasing substantially the height over the existing structure. Winds typically move across the channel in a west-southwest or northeast direction, with the expanded hotel moving outward into this pathway. At the very least, given this local context, a very close examination is needed to understand the impacts and whether the proposed benefits to a private developer outweigh them.

Historic Commission Approval

In 2023, the applicant submitted an application to the Harwich Historic Commission proposing to demolish the historic Snow Inn and reconstruct a 43-room hotel in its place (a modest increase of 11 rooms). It was with that understanding that the Historic Commission approved razing of the historic inn that currently stands on the property. Yet at the end of the following year and once the demolition of the historic inn was approved, the applicant proposed something radically different to the Cape Cod Commission. In part because of the massive size of the new project and the intensification of use, a subcommittee of the Cape Cod Commission, after extensive public hearings, voted 4 – 1 against recommending the proposed project to the full Commission.

The applicant is still proposing a new and different project from what it presented to the Historical Commission. To move forward, they must first submit a new notice of intent[2], a step they have not taken.

[2] See § 131-13 Right to demolish.

Conclusion

For the above reasons, our position is that the project, in its slightly reconfigured form, still has not demonstrated to any degree that the probable benefits to the community outweigh the adverse visual impacts, impacts to the channel, safety concerns, traffic concerns, floodplain development and massive scale that is out of proportion with its surroundings. At this time, the Commission should deny this project for failing to meet the required goals and objectives.

Very truly yours,

/s/ Jonathan M. Polloni

Jonathan M. Polloni

On behalf of:

Colleen & Bill O'Brien, 18 Snow Inn Road
Lisa Breen and Jack Welch, 42 Snow Inn Road
Brian & Kimberly Higgins, 49 Snow Inn Road
Lucy Steere, 59 Snow Inn Road
John and Carolyn Fletcher, 24 Bay View Road

cc: Attorney Andrew Singer, counsel to Wychemere Harbor Real Estate, LLC

If at the end of a Commission-mandated delay no alternatives have been agreed to by the applicant, the Commission shall within seven days so notify the Town Clerk and the Building Official and the applicant shall be entitled to apply for all necessary permits to allow the work *as described in the notice of intent*. (emphasis added)

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Justin Wilson
Town/Village: Chelmsford, MA
Submission Date/Time: 1/26/2026 4:16 PM
via online form

Comment

See file Submitted

PDF File submitted: Yes

WILSON STEVENS

13 Braeburn Road
Chelmsford, MA 01824
978.256.0360
info@wilsonstevens.com
wilsonstevens.com

To Whom It May Concern,

I am writing in support of Wychmere Harbor's proposed expansion.

I serve as the General Manager of Wilson Stevens, a firm specializing in live entertainment for private events throughout New England and beyond. We have had the privilege of working at Wychmere Harbor consistently since 1999, performing at the venue approximately twenty-five or more times annually. Over more than two decades of collaboration, Wychmere Harbor has proven to be one of our most trusted and reliable venue partners.

Throughout our long working relationship, their staff has demonstrated a consistently high standard of professionalism and attentiveness. Equally important, I have observed their team treat clients, vendors, and guests with respect and care, resulting in an experience that is widely regarded as among the finest on Cape Cod. From our perspective within the private events industry, Wychmere Harbor stands as a premier destination on the Cape.

Based on our experience, I believe their proposed expansion would provide meaningful benefits to the region. Additional lodging capacity would support increased tourism, create new employment opportunities, and allow for a greater volume and diversity of events. This, in turn, would generate additional work for the many musicians, performers, and creative professionals within the Wilson Stevens network, many of whom rely on Cape Cod venues for seasonal and recurring employment.

We view Wychmere Harbor as a responsible, well managed operator with a long standing commitment to quality and community impact. I respectfully encourage the Commission to view this proposal favorably.

Thank you for your time and consideration.

Justin Wilson

General Manager

Wilson Stevens

978-256-0360

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Robert Nickerson
Town/Village: Harwich
Submission Date/Time: 1/26/2026 6:59 PM
via online form

Comment

PDF File submitted: Yes

January 27, 2026

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

Dear Ms. Kristy Senatori,

There has been no discussion on the impact of the proposed hotel on the loss of views from the West side of Wychmere. The view to the East from Snow Inn Road as shown in the following photos, enable you to see the curve of the Cape to Chatham and you clearly can see Stage Harbor and Morris Island.

This view has been visible before the European settlers arrived on Cape Cod. Now WHC has resubmitted a proposed new hotel that eliminates this view and the view will be lost FOREVER. Why should WHC have the right to eliminate a Public View that is so unique? They shouldn't.

The Open Space Goals of the Cape Cod Commission are summarized in the Technical Open Space Bulletin 2019. It states "The applicability and materiality of these goals and objectives to a project will be determined on a case-by-case basis considering a number of factors including the location, context (as defined by the Placetype of the location), scale, use, and other characteristics of a project."

While there have been comments on the size of the proposed hotel, from this location the visual impact is significant as shown. Below are 4 photos. The first shows you the view where you can see from Red River Beach all the way to Morris Island.

Looking east from the lower portion of Snow Inn Road/Merkel Beach provides the public a view along the SE shore of Cape Cod and northern edge of Nantucket Sound from Wychmere to Morris Island. Since Snow Inn Road is a public road, you can walk, bike or drive to this location to enjoy and

appreciate the view. This is THE ONLY LOCATION THAT THE PUBLIC CAN ENJOY THIS VIEW OF NANTUCKET SOUND. IT IS UNIQUE!

The second photo shows an overlay of the proposed hotel, eliminating the view. The third photo shows the same view with the outline of the building with hatching to again emphasize the significant loss with the hotel. The fourth and final photo provides an aerial view of the WHC. On the left is Merkel Beach. From the entry to Merkel Beach at the end of Snow Inn Road until you reach the actual beach, the view to the east is blocked by Condo's, landscaping or the "new" Dune building (marked with a red line).

The only existing view to the east is at the end of Snow Inn Road outlined in yellow. Again, this is the LAST location on the south shore that provides the views shown in the previous three photos.

The "overly large" new hotel has been placed directly in this view and eliminates any opportunity to view the Wychmere Channel, southern beaches, Stage Harbor entry and Morris Island. In my opinion, it does not meet the Objective OS1 – Protect and preserve natural, cultural and community resources and systems.

I ask the Cape Cod Commission Board members to review the photos in detail and have them available tonight. If the Board votes to approve this project as submitted, that overly large building or a later replacement will be there until sea level rise removes it.

It is imperative that any new hotel follow the original concept proposed by WHC in 2024 with a smaller footprint. This would be in keeping with the original structure and much more reasonable on an already overly dense parcel.

With regards,
Robert E. Nickerson, P.E.
MA Registration 53271
15 Davis Lane
Harwich Port, MA 02646


VIEW FROM SNOW INN ROAD LOOKING EAST
RED RIVER BEACH
FOREST BEACH
RIDGEVALE BEACH
HARDINGS BEACH
STAGE HARBOR
MORRIS ISLAND


View from Snow Inn Road - Looking East
73'6" Decorative Roof
62' Roof Level 02
56' Roof Level 01
45' Level 03
34' Level 02
View Looking East from
Snow Inn Road


Hgt. 67'
Hgt. 26'
Note: The proposed building will block the view to Chatham including Stage Harbor and Morris Island from Snow Inn Road, a public street.
It clearly does not meet the objectives of OS1 - Protect and preserve natural, cultural and community resources and systems.
View from Snow Inn Road Looking East
with Overlay of Proposed Building


Wychmere Harbor Club
Only views to the East
with Public access.
(Photo location O)
Merkel Beach Entry
Along the red line from North
to South neither the channel
nor outer harbor can be viewed
from Merkel Beach.
Google Earth

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Brittany Holmes
Town/Village: Marstons Mills
Submission Date/Time: 1/27/2026 3:40 PM
via online form

Comment

Dear Commission,

I am writing to express my full support of the proposed hotel plans and the accompanying traffic management strategy submitted to the Commission.

Based on seven years of experience in my role, I am confident that the traffic management plan will meaningfully improve conditions during peak periods. I am also confident that the proposed hotel expansion will help extend the seasonality of our location and generate benefits for the entire community.

It is our top priority at Wychmere to deliver an exceptional guest experience. The valet and transportation approach presented is both thoughtful and effective. Accommodating event guests on-site and implementing length-of-stay restrictions will significantly reduce overall vehicle trips while enhancing safety, convenience, and traffic flow during our busiest times.

I appreciate you considering my professional opinion and urge you to review the benefits presented.

Respectfully,

Brittany

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Frances Rich
Town/Village: Harwich Port
Submission Date/Time: 1/27/2026 9:31 AM
via online form

Comment

Please consider carefully the comments you have received from all the residents of Harwich who are against the construction of a hotel by the Wychmere Beach Club. We all are concerned with the impossibility to make Snow Inn Road a safe place to walk now, and the intersection with Rte 28 and Freeman Street is too dangerous as well. Years ago I asked the town why it was not made safer and I was told that they were waiting until there was a death!! Well, I no longer walk my young grandkids to Merkel Beach. I no longer take an evening stroll to the harbor. I am not going to be the death that causes any changes! This is clearly not the location for a hotel on the Cape!!

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Jay Calnan
Town/Village: Quincy
Submission Date/Time: 1/27/2026 12:19 PM
via online form

Comment

attaching PDF

PDF File submitted: Yes

J. CALNAN & ASSOCIATES
CONSTRUCTION MANAGERS

WE BUILD...

January 27, 2026

Kristi Senatori, Executive Director

Cape Cod Commission – Regulatory Department
PO Box 226
Barnstable, MA 02630

Subject: Reaffirming Support for Wychmere Hotel Redevelopment

Dear Ms Senatori,

I am writing to reaffirm my strong support for the revised Wychmere Hotel Redevelopment proposal currently under review. The updated plan demonstrates meaningful responsiveness to community input, incorporating a smaller hotel footprint and an exterior design that aligns more closely with the character of Harwich Port. These thoughtful adjustments reflect a sincere commitment to being a good neighbor and ensuring the project enhances the surrounding community rather than disrupts it.

Beyond the design improvements, the redevelopment continues to offer significant economic and community benefits. The project will generate job opportunities for local tradespeople and provide sustained work for Cape-based vendors and service providers, helping bolster the regional economy—particularly during the off-season. Increased tourism and extended seasonal activity will also support local businesses, while sustainable development practices and traffic mitigation measures demonstrate responsible long-term planning. Additional tax revenue generated by the revitalized property will contribute to essential public services throughout Cape Cod.

This project represents a mutually beneficial opportunity for Harwich Port and the broader Cape community—preserving the region's coastal character while fostering economic resilience. I respectfully encourage the Commission to approve the revised proposal.

Thank you for your consideration.

Sincerely,

Jay Calnan
CEO, J.Calnan & Associates

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Kristin
Town/Village: Dennis
Submission Date/Time: 1/27/2026 10:46 AM
via online form

Comment

PDF File submitted: Yes

To the Members of the Cape Cod Commission,

I have worked at Wychmere for the past five years as a Senior Event Specialist. One important aspect of my position is guiding clients through their accommodation and transportation options. Given the limited number of guestrooms available at Wychmere to date, the majority of our wedding guests stay, and drive in, from off-property.

I have read the notes in opposition of the hotel re-development project which outline concerns surrounding an increase in traffic and general congestion on Snow Inn Road.

While I can empathize with the surrounding neighbors for this initial concern, I respectfully urge you to further understand the logistics of the proposed plan which not only focus on limiting traffic, but highly respecting, and contributing towards, our local community and economy. I strongly stand in support of the hotel expansion, and believe Wychmere has taken a well-rounded, thoughtful approach to bringing this project to fruition.

1. **Road Congestion & Safety:**
    - **a.** With the proposed hotel expansion, the number of guest rooms available would allow *many* wedding guests to stay on-property, which would in turn significantly reduce the volume of arrivals and departures.
    - **b.** Deliveries will take place off-property, avoiding large box trucks traveling down Snow Inn Road on a consistent basis.
    - **c.** Wedding Clients will not be permitted to hire motor-coach size vehicles for guest transportation, eliminating unnecessarily large buses traveling down a residential road. However, clients can hire small to medium-size vehicles which will assist in focusing on *group* arrivals, which benefit everyone.
    - **d.** Given my role at Wychmere, it's important to highlight my personal experience and typical work hours. I tend to arrive in the late morning hours and leave anywhere between 10:30pm and 12:30am when I am running events. Not once in the past five years has my arrival been delayed driving down Snow Inn Road – aside from the occasional need to drive around a neighborhood landscaping/construction truck parked on the side of the road. The same goes with leaving at the end of the night. Due to the way we stagger event timelines (and with the help of our hired valet service), guests depart in an orderly manner either on their own, or at specifically scheduled times coordinated with transportation companies to respect the flow and timeline of our events. The reality I experience on a day-to-day basis does not align with the concerns raised. Nor have I experienced any of my wedding clients express frustration post-event of how their guest arrival/departure went on their wedding day.

2. **Economic Contribution & Expansion:** I have attended many wedding industry networking events organized by the Cape Cod Chamber, which often highlight the significant impact Weddings have on our economy – generating more than $51 million on Cape Cod in 2024 alone. This project allows us to provide an even better experience for our guests (and neighbors) while continuing to link weddings with increased tourism. This project also supports year-round employment by giving us the opportunity to host more events and meetings outside of the busy summer season – often times with local businesses who love the chance to experience Wychmere.

Thank you for your time and consideration,

Kristin Nashville

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Michael McNamara
Town/Village: Orleans
Submission Date/Time: 1/26/2026 7:42 PM
via online form

Comment

I am writing to express my strong support for the proposed expansion of the Wychmere Hotel. As a local resident, I have long valued Wychmere's positive presence in the community and its demonstrated commitment to being a responsible and engaged neighbor.

The proposed expansion will enhance the hotel's ability to accommodate visitors while providing meaningful benefits to the local economy. Additional guest rooms and amenities will help attract more visitors to the area, increasing patronage for local restaurants, shops, and service providers. This added economic activity-particularly during the shoulder seasons-will offer important support to small businesses and contribute to the overall vitality of the town.

Wychmere's continued dedication to high standards of hospitality and community partnership gives me confidence that this project will be thoughtfully executed with appropriate consideration for the surrounding neighborhood and environment.

Thank you for the opportunity to share my perspective. I believe this expansion will have a lasting and positive impact on both the community and the local economy.

Sincerely,

Michael J. McNamara

PDF File submitted: No

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Raymond Caterino
Town/Village: Dennis
Submission Date/Time: 1/28/2026 1:20 PM
via online form

Comment

Dear Mr. Peterson,

I am writing to express my full support for the proposed expansion of the Wychmere Hotel. As a resident of this community, I have closely followed the details of this application, and I believe that this development will bring substantial benefits to the area. I strongly encourage the subcommittee and town officials to approve the project.

One concern that has been raised throughout the discussion is the potential impact on traffic. While I acknowledge that increased traffic is a valid consideration, I am confident in the efforts Wychmere has undertaken to address this. Snow Inn Rd in the summer time peak season should be free of any landscapers or maintenance vehicles, they should not be allowed to park on Snow Inn Rd. The hotel management has pledged to implement strategies aimed at minimizing congestion. These efforts demonstrate a commitment to balancing the growth of the hotel with the well-being of the surrounding neighborhood.

The expansion of Wychmere Hotel presents an opportunity for both economic growth and enhanced community engagement. With effective traffic management in place, I am confident that this project will be a positive development for the town. I urge you to support the proposal and help make it a reality for the benefit of Cape Cod.

Sincerely,

_____

Raymond Caterino
80 Chandler Dr
South Dennis, MA 02660

PDF File submitted: Yes

January 28, 2026

Dear Mr. Peterson,

I am writing to express my full support for the proposed expansion of the Wychmere Hotel. As a resident of this community, I have closely followed the details of this application, and I believe that this development will bring substantial benefits to the area. I strongly encourage the subcommittee and town officials to approve the project.

One concern that has been raised throughout the discussion is the potential impact on traffic. While I acknowledge that increased traffic is a valid consideration, I am confident in the efforts Wychmere has undertaken to address this. Snow Inn Rd in the summer time peak season should be free of any landscapers or maintenance vehicles, they should not be allowed to park on Snow Inn Rd. The hotel management has pledged to implement strategies aimed at minimizing congestion. These efforts demonstrate a commitment to balancing the growth of the hotel with the well-being of the surrounding neighborhood.

The expansion of Wychmere Hotel presents an opportunity for both economic growth and enhanced community engagement. With effective traffic management in place, I am confident that this project will be a positive development for the town. I urge you to support the proposal and help make it a reality for the benefit of Cape Cod.

Sincerely,



Raymond Caterino
80 Chandler Dr
South Dennis, MA 02660

January 23, 2026

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

Re: Wychmere Beach Club Hotel Redevelopment, Snow Inn Road, Harwich Port, MA 02646

Dear Ms. Senatori:

I am writing in support of the proposed hotel expansion at Wychmere Beach Club. Having grown up in Harwich Port, I am very familiar with the history of Wychmere and the many benefits it has provided to our town over the years.

The proposed redevelopment represents a thoughtful and beneficial investment in the community that aligns with Harwich's long-term economic, environmental and social goals. The project offers significant economic impacts to the town by creating new jobs, increasing year-around employment opportunities and generating much needed tax revenue. These benefits are critical to sustaining Harwich's municipal services and supporting local businesses.

In addition to the economic benefits, the project demonstrates a commitment to responsible development through modern infrastructure improvements, environmental stewardship, and coastal resilience measures. These investments in stormwater management and shoreline protection will contribute to the long-term health of Wychmere Harbor and the surrounding environment.

For these reasons, I encourage the Cape Cod Commission to vote to approve the proposed Wychmere development project. I believe the project will provide lasting benefits to the town of Harwich and the broader Cape Cod community.

Thank you for your time.

Sincerely,

John McPhee

RECEIVED
JAN 30 2026
CAPE COD COMMISSION

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Cape Cod Commission
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Barnstable, MA 02630

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Thank you for your time.

Sincerely,

John McPhee

Dear Commissioners,

As a homeowner at 20 Davis Lane in HarwichPort, I would like to register my opposition to the Wychmere Hotel Redevelopment plan as presented.

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

I also fear that the current owners are not committed to our neighborhood as they have been unwilling to promise that they would remain owners of the property and not “flip Wychmere” to a major national chain as has happened elsewhere on the Cape.

I also would like to note that the vast majority of so-called “supporters” of this project are either employees of Wychmere or vendors, who would benefit from the approval of this expansion.

Please note my strong opposition. I did send a note in December, which seems to have disappeared from your file.

Sincerely,

Dan Rea
20 David Lane
Harwichport 02646

To the Members of the Cape Cod Commission,

We are writing as concerned residents of Harwich in response to the January 26, 2026, presentation by Attorney Singer on behalf of the applicant for the proposed Wychmere Hotel expansion.

Let us begin with an important point: our community is not opposed to progress or responsible development. We understand that properties evolve, and we recognize that investment can be positive. What residents are asking for is not stagnation, but a more modest proposal—one that fits the scale of Snow Inn Road, protects public infrastructure, and delivers genuine local benefit. When the applicant received authorization from the Town of Harwich in 2024 to build a 40-room hotel there was no neighborhood opposition to the proposal.

The applicant has presented a series of "project benefits" to justify the scope of this expansion. However, many of these claims require clarification. Several of the so-called benefits are not voluntary at all, but simply compliance with existing law. Others are overstated, and some come with significant impacts that are not being fully acknowledged.

First, the applicant suggests that the new wastewater treatment facility is a major benefit driven by this project. In reality, Wychmere Harbor Club was already required to upgrade its wastewater system as part of a 2020 lawsuit settlement with the Conservation Law Foundation. This project is not the impetus for that improvement. Even the nitrogen discharge numbers being cited are inconsistent with the applicant's own consultant, Woods Hole Group, which indicates approximately 68 kg/year—not the higher figure presented.

Similarly, stormwater management is being framed as benevolence, when in fact it is a requirement under both State and Town regulations. The applicant's site does not have sufficient room to manage stormwater internally, and the proposal relies on using public Snow Inn Road to house stormwater treatment infrastructure for a private commercial development.

Other benefits, such as elevating habitable space out of the floodplain, are not discretionary improvements—they are simply required because the Town does not permit habitable construction in a floodplain.

The most serious concern remains traffic and infrastructure. The applicant repeatedly claims trip reductions, but the proposal does not account for the obvious increase in guest activity associated with a 72-room hotel, a larger restaurant and

lounge, weddings, beach club usage, and the delivery traffic that accompanies all of it.

Proposed pedestrian and intersection improvements also appear unrealistic. The Town DPW has indicated that sidewalks would cost several million dollars and are not in the budget. More importantly, the existing right-of-way does not seem wide enough to accommodate a sidewalk without taking land from residential homeowners.

Finally, the applicant emphasizes economic benefit, but it is unclear how much of that benefit is truly local. Where will full-time workers live? Will staffing simply be pulled from other Cape businesses, resulting in no net gain?

In short, residents are not asking the Commission to reject development. We are asking the Commission to require development that is appropriately scaled, honest about its impacts, and realistic about what constitutes a true public benefit.

A more modest proposal—such as the 40-room hotel previously approved by the Town, one that fits the neighborhood and does not rely on overstated claims—would be far more consistent with the character, safety, and long-term interests of Harwich.

Thank you for your consideration.

Respectfully,

Barbara Nickerson
Brooks Clark
Carolyn Fletcher
Leslie Heffernan
Bob Nickerson
Lucy Steere
Matthew Sutphin
Steve Trowbridge
Concerned Citizens, Town of Harwich
Wychmere Expansion Opposition

A Letter of Concern to the Cape Cod Commission Regarding Proposed Private Commercial Development on Wychmere Harbor

13 January 2026

Ladies and Gentlemen,

Before you are a proposal to greatly expand the footprint and commercial activity of the Wychmere Harbor Beach Club (Wychmere). You have been presented with considerable community concern regarding the potential negative environmental impact, increased commercial activity in a limited access residential neighborhood, and substantial increase in vehicular traffic feeding into a street and intersection designated as one of the five most dangerous on Cape Cod. While the above items offer a compelling reason for the Cape Cod Commission to take pause on Wychmere's proposed expansion, I believe there is an even more compelling argument to consider.

Wychmere Harbor has earned true iconic status as one of the most photographed locations on Cape Cod, consistently ranking as one of its most recognizable landmarks! Its picture-perfect composition of boats, waterfront, and classic New England architecture is an instantly recognizable symbol, offering visitors a glimpse of what we know as "Cape Cod living". As such, Wychmere Harbor is unquestionably an iconic landmark with deep historical significance and enduring cultural importance and deserves your consideration to remain as such.

On 7 August 1961, in an address commemorating the establishment of the Cape Cod National Seashore (I paraphrase) then President John F. Kennedy's speech which, among other things, offers the following:

> *"…future generations will greatly benefit from the wise action…"*
>
> *"I commend the Congress for giving very careful judgment in balancing off public needs in the interests of people who live in this section of the Cape, and I think that they have done an admirable job in serving both interests…"*
>
> *"…to preserve the natural and historic values of a portion of Cape Cod for the inspiration and enjoyment of people all over the United States."*
>
> *"I think we are going to need a good deal more effort like this, particularly in the more highly developed urban areas where so many millions of people now live, and work out a means of securing the advantages…which these areas can bring."*

I ask you, does the proposed Wychmere expansion enhance Wychmere Harbor in particular or Cape Cod as a whole? Will residents and visitors continue to look upon Wychmere Harbor as the iconic symbol of what makes Cape Cod Cape Cod, or will they

see nothing more than another non-descript “vestige of progress” while yearning for “what was”?

As a permanent resident of Cape Cod, I believe your duty is to render a decision consistent with President Kennedy’s vision some sixty years ago, “…giving very careful judgment in balancing off public needs in the interests of people who live in this section of the Cape…”!

Respectfully submitted,

Brian and Laura Urban
626 Route 28
Harwich Port, Massachusetts
02646

Public Comment

Wychmere Hotel Redevelopment-25026-Harwich

Submitted By: Robert Nickerson
Town/Village: Harwich Port
Submission Date/Time: 1/31/2026 12:47 AM
via online form

Comment

PDF File submitted: Yes