

TEAM INTRODUCTIONS



- Singer & Singer Law – Land Use Attorneys
- Rubin & Rudman – Environmental Law
- Tighe & Bond – Civil & Environmental Engineers
- VHB – Traffic Engineers
- JCJ Architects – Architectural Design
- Hawk Design – Landscape Design
- Woods Hole Group – Coastal Scientist

LAW OFFICE OF SINGER & SINGER, LLC



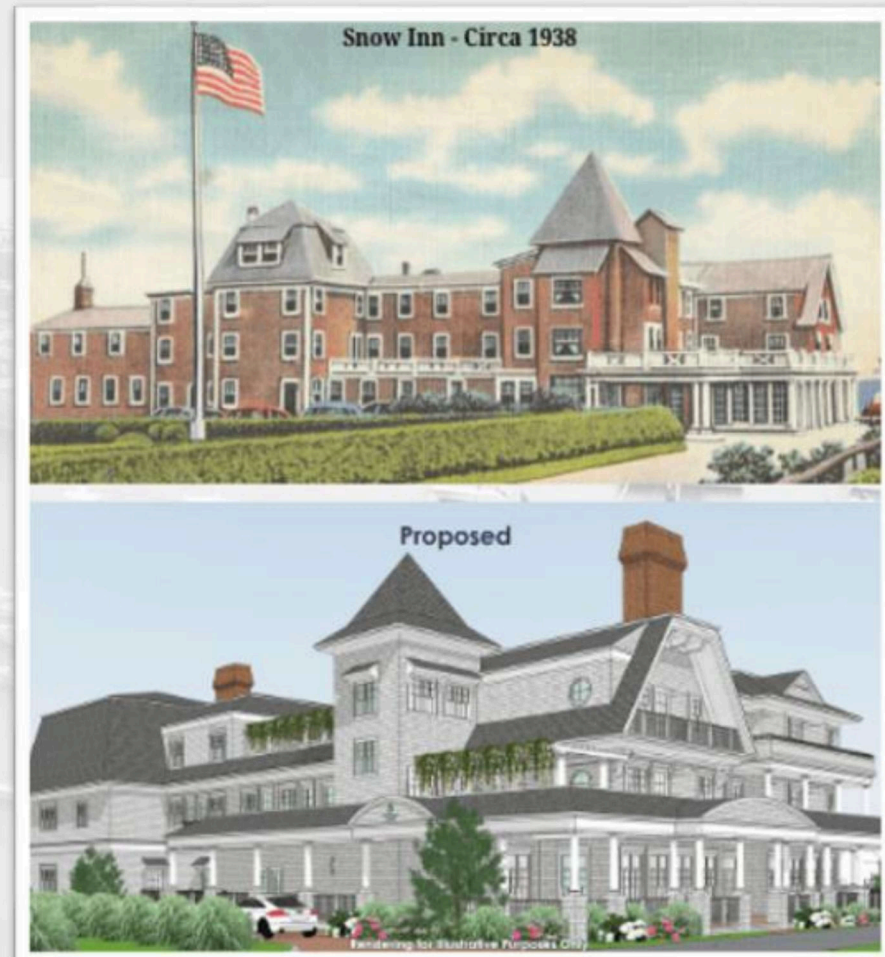
SNOW INN REDEVELOPMENT – PROJECT OVERVIEW

Current Snow Inn

- Two Buildings with 32 rooms + amenities

Replacement Hotel Project

- One Building with 72 rooms + amenities
- At-Grade Below Deck Parking
 - Improved site circulation
 - Total Parking for 206
 - Valet Parking for 290
- Upgrades to Site Infrastructure
 - New Waste-Water Treatment Facility
 - Stormwater Drainage Improvements
- Landscape/Hardscape Improvements
- Flood Resistant Building Design
- The CCC Subcommittee has voted that the project meets all RPP goals & objectives
- Subcommittee found that there are significant benefits and that these benefits outweigh detriments



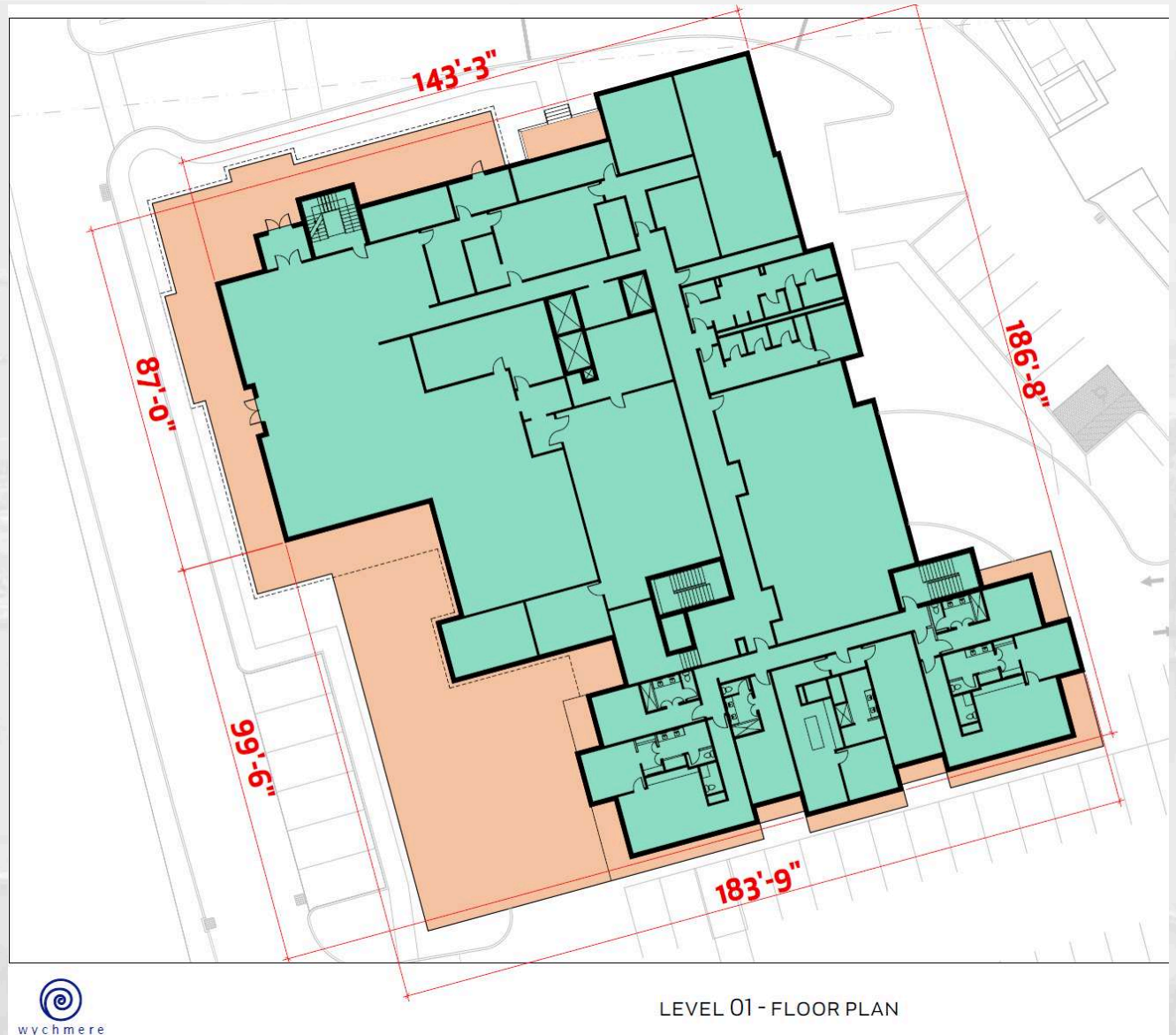
SNOW INN REDEVELOPMENT

- Re-Development is consistent with all RPP Goals & Objectives.
- Significant Community Benefits.
- Significant Wastewater & Stormwater Improvements On & Off Site.
- Significant Improvements to Coastal Resiliency & Floodplain Protection.
- Substantial Improvement to Operations on Snow Inn Road.
- Economic Driver in Harwich & Beyond.
- Substantially Reduced New Massing & Footprint from Prior Review.
- Significant Public Support.

WYCHMERE APPLICATION VS. EXISTING & WITHDRAWN

- Existing Structure – 34,860SF
- Withdrawn Project – 84,160 SF
- New Application – 75,322 SF

- The Footprint of the Melrose Multifamily Building in Harwichport & the Proposed Hotel are each approximately 30,000 SF
- Harwichport Shaw's is approximately 59,000 SF
- The East Harwich Stop & Shop totals 95,500 SF with a footprint of 78,400 SF + 2 Mezzanines totaling 17,100 SF
- Monomoy Regional HS in Harwich totals 168,00 SF
- Cape Tech High School HS in Harwich totals 220,800 SF
- Cape Cod Hospital Project (EdwinBarbey Pavillion) added an additional 141,148 SF recently



WYCHMERE HOTEL/ THOMPSONS CLAM BAR - 1980



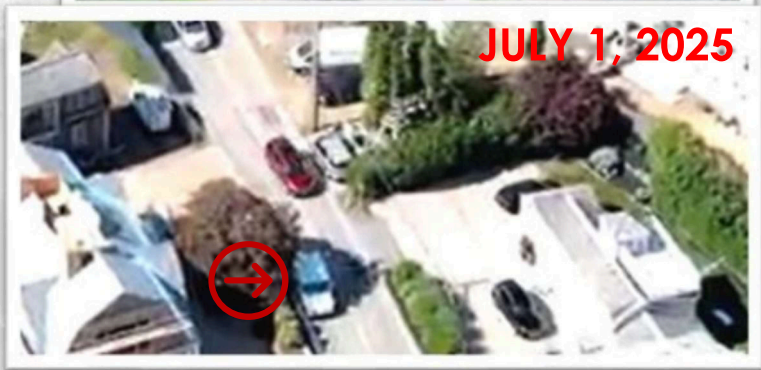
- Thompsons Clam Bar had 500+ seats. It served an average of 2,000+ meals per day during peak season. On some occasions 3000+ meals per day.
- 150 Guest Rooms on site
- Active Beach Club attendance as depicted on image
- Wychmere had a full valet program in operation
- 'Largest Restaurant East of Mississippi'
- 400+ employees.

WYCHMERE HOTEL/ THOMPSONS CLAM BAR - 1980

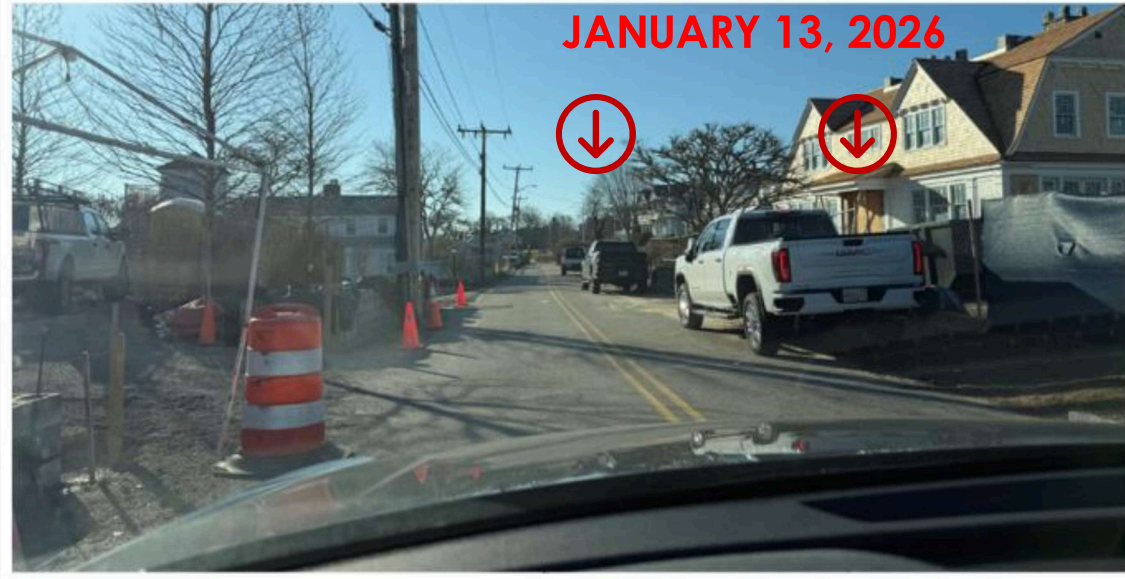


- Thompsons Clam Bar had 500 – 550 seats. It served an average of 2,000+ meals per day during peak season. On some occasions 3000+ meals per day.
- 150 Guest Rooms onsite
- Active Beach Club attendance as depicted on image
- Wychmere had a full valet program in operation
- 'Largest Restaurant East of Mississippi'
- 400+ employees.

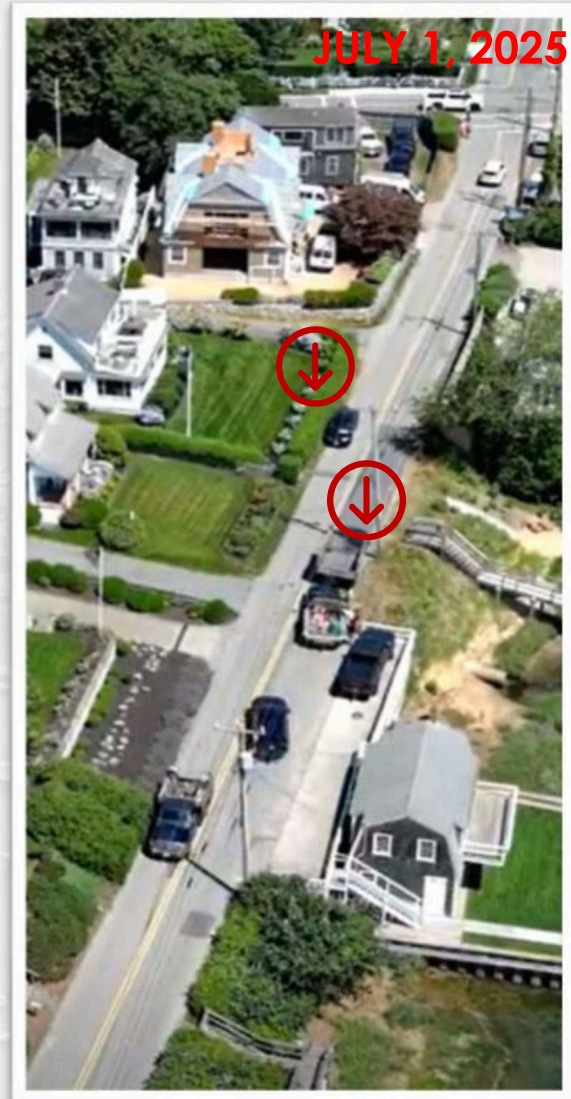
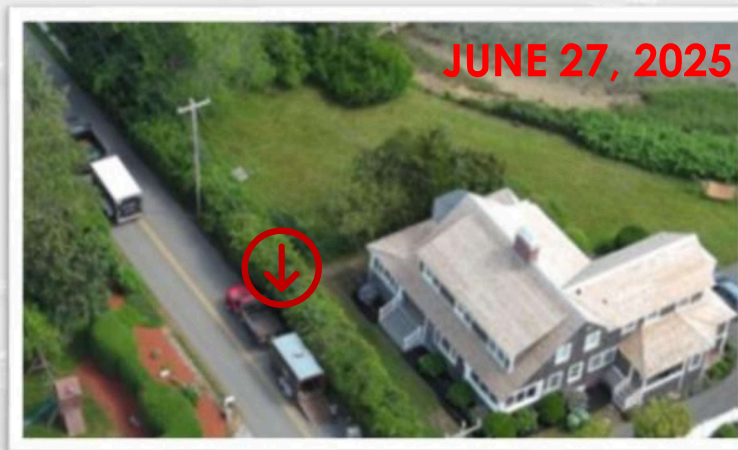
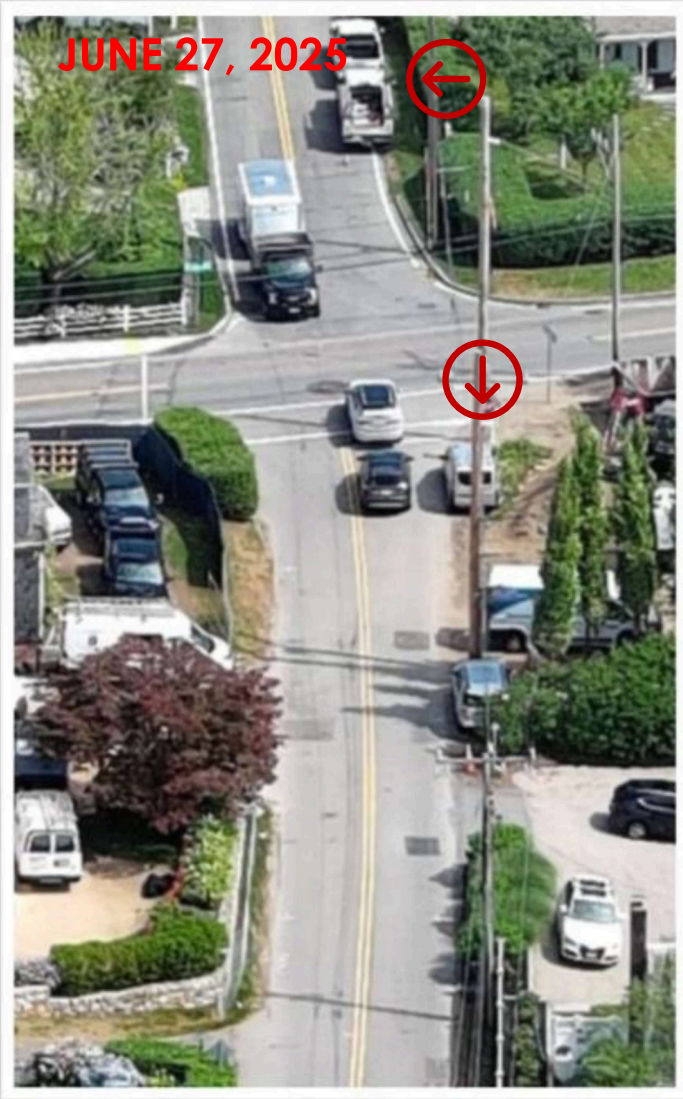
IMPEDIMENTS TO TRAFFIC FLOW ON SNOW INN RD



IMPEDIMENTS TO TRAFFIC FLOW ON SNOW INN RD

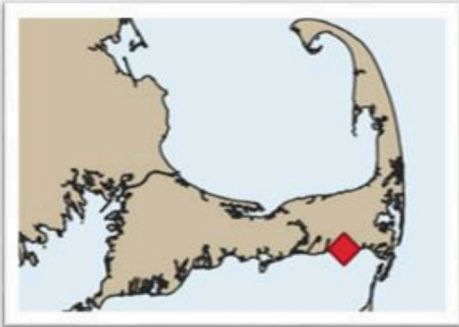


IMPEDIMENTS TO TRAFFIC FLOW ON SNOW INN RD



IMPEDIMENTS TO TRAFFIC FLOW ON SNOW INN RD





SITE LOCUS

23 Snow Inn Road
Harwichport, MA

- 206 Parking Spaces
- 290 Valet Parking




Legend

Asphalt
Permeable Paver
Paver Walkway
Terrace
Micro Clover Lawn
Shell Parking/Drive
Structured Lawn
Plant Bed
Turf

Design Consultant Team:

Civil Engineer: Tighe & Bond P.O. Box 6 South Harwich, MA 02645 Tel: 508-255-6511	Architect: JCJ Architecture 9 Channel Center Street, Suite 200 Boston, MA 02210 617-532-6600	Traffic Engineer: VWB 260 Arsenal Place #2 Watertown, MA 02472 617-607-6157
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Hawk Design, Inc.
Landscape Architecture
Land Planning
Sagamore, MA
508-853-8680
info@hawkdesigninc.com

DATE: 10/10/2025
REVISIONS:
REV. DATE DESCRIPTION

Wychmere Harbor Real Estate, LLC
23 Snow Inn Road
Harwichport, Massachusetts

Drawn By: GH | Checked By: GH
Landscape Master Plan
Scale: 1" = 30'-0"
Sheet: **L1.0**



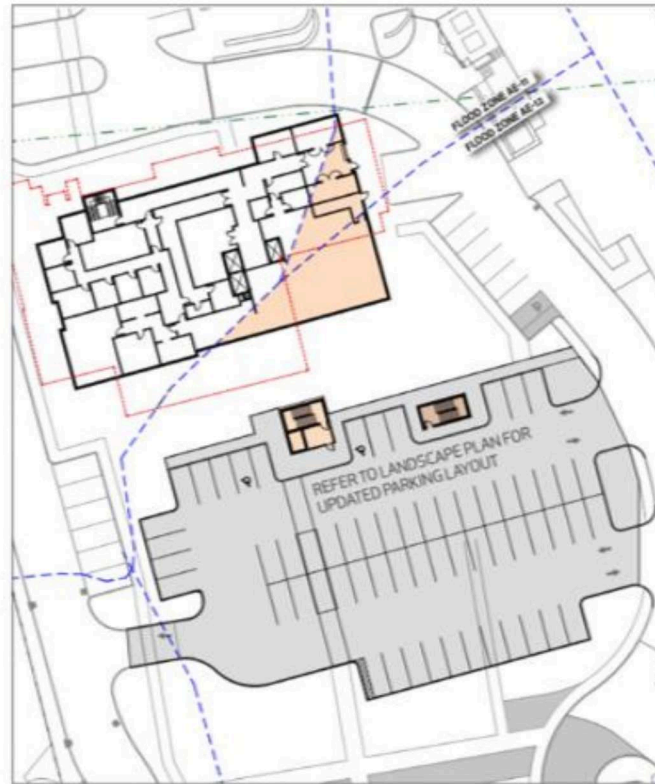
JCJ ARCHITECTURE

FLOOD ZONE - REDUCTIONS

COMPARES HISTORICAL, PREVIOUSLY FILED AND NEW PROPOSALS WITH AREAS IN FLOOD ZONES



EXISTING BUILDING OUTLINE - AREA IN FLOOD ZONES



PROPOSED BUILDING OUTLINE - AREA IN FLOOD ZONES

EXISTING - LEVEL 00 - GROUND LEVEL

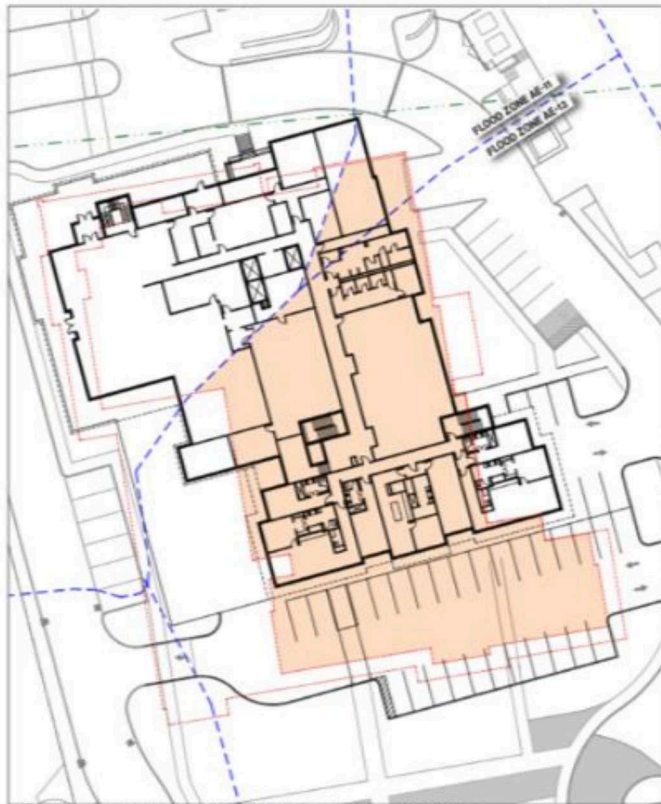
	2,985 SF	BLDG AREA IN FLOOD ZONES
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PROPOSED - LEVEL 00 - GROUND LEVEL

	2,689 SF	BLDG AREA IN FLOOD ZONES
	649 SF	BLDG CORES IN FLOOD ZONES

FLOOD ZONE - REDUCTIONS

COMPARES HISTORICAL AND PREVIOUSLY FILED PROPOSALS WITHIN FLOOD ZONES



WITHDRAWN 100% DD BUILDING OUTLINE - AREA IN FLOOD ZONES



PROPOSED BUILDING OUTLINE - AREA IN FLOOD ZONES

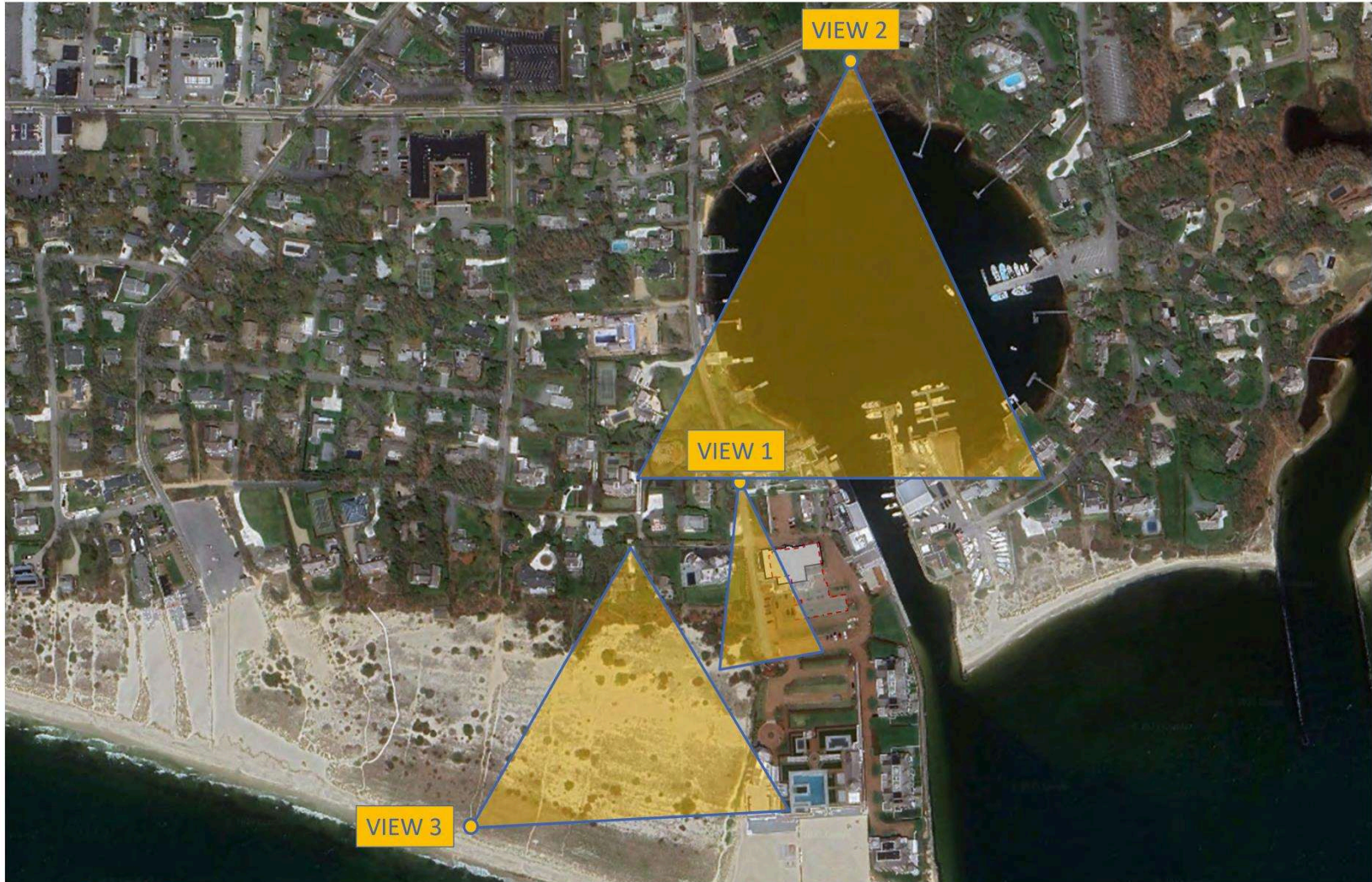
WITHDRAWN 100% DD - LEVEL 01 - FIRST FLOOR

19,474 SF BLDG AREA IN FLOOD ZONE

PROPOSED - LEVEL 01 - FIRST FLOOR

14,366 SF BLDG AREA IN FLOOD ZONE

VIEW LEGEND



VIEW 1 - PROPOSED

**DASHED RED LINE
REPRESENTS EXISTING
SNOW INN OUTLINE**



VIEW 2 - PROPOSED

**DASHED RED LINE
REPRESENTS EXISTING
SNOW INN OUTLINE**

CURRENT SNOW INN



VIEW 3 - PROPOSED

DASHED RED LINE
REPRESENTS EXISTING
SNOW INN OUTLINE

HARBOR BUILDING

CURRENT SNOW INN

LEVEL 00



BLDG ENCLOSED AREA MATRIX	
BASEMENT LEVEL	11,092 SF
LEVEL 01	22,920 SF
LEVEL 02	20,680 SF
LEVEL 03	20,630 SF
TOTAL	75,322 SF

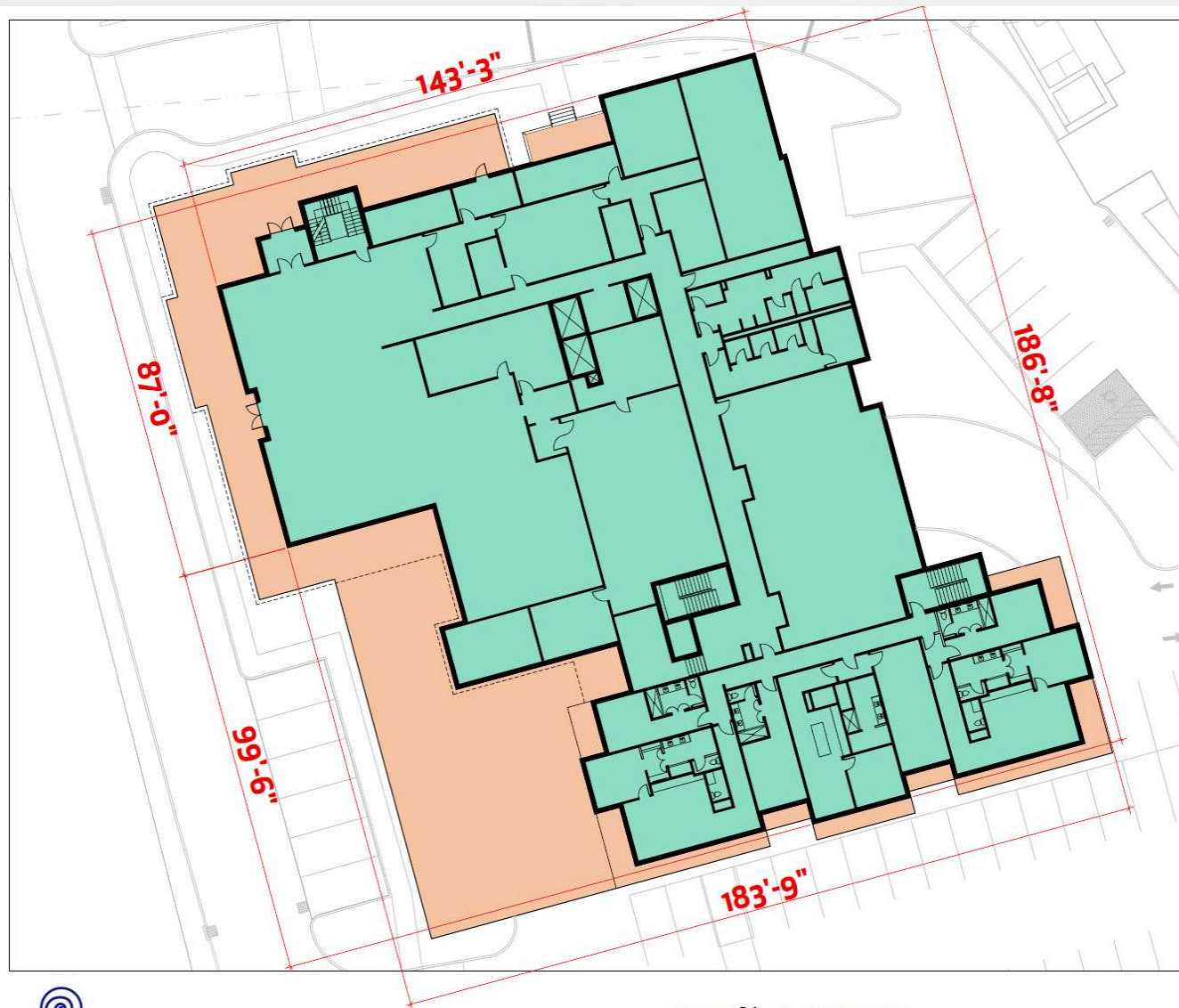
BALCONY AREA MATRIX	
BASEMENT LEVEL	0 SF
LEVEL 01	7,375 SF
LEVEL 02	4,659 SF
LEVEL 03	1,824 SF
TOTAL	13,858 SF



LEVEL 00 - FLOOR PLAN



LEVEL 01



BLDG ENCLOSED AREA MATRIX

BASEMENT LEVEL	11,092 SF
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LEVEL 02



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TOTAL	75,322 SF

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LEVEL 02 - FLOOR PLAN



LEVEL 03



BLDG ENCLOSED AREA MATRIX

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BALCONY AREA MATRIX

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LEVEL 01	7,375 SF
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LEVEL 03 - FLOOR PLAN



NORTH ELEVATION



WEST ELEVATION



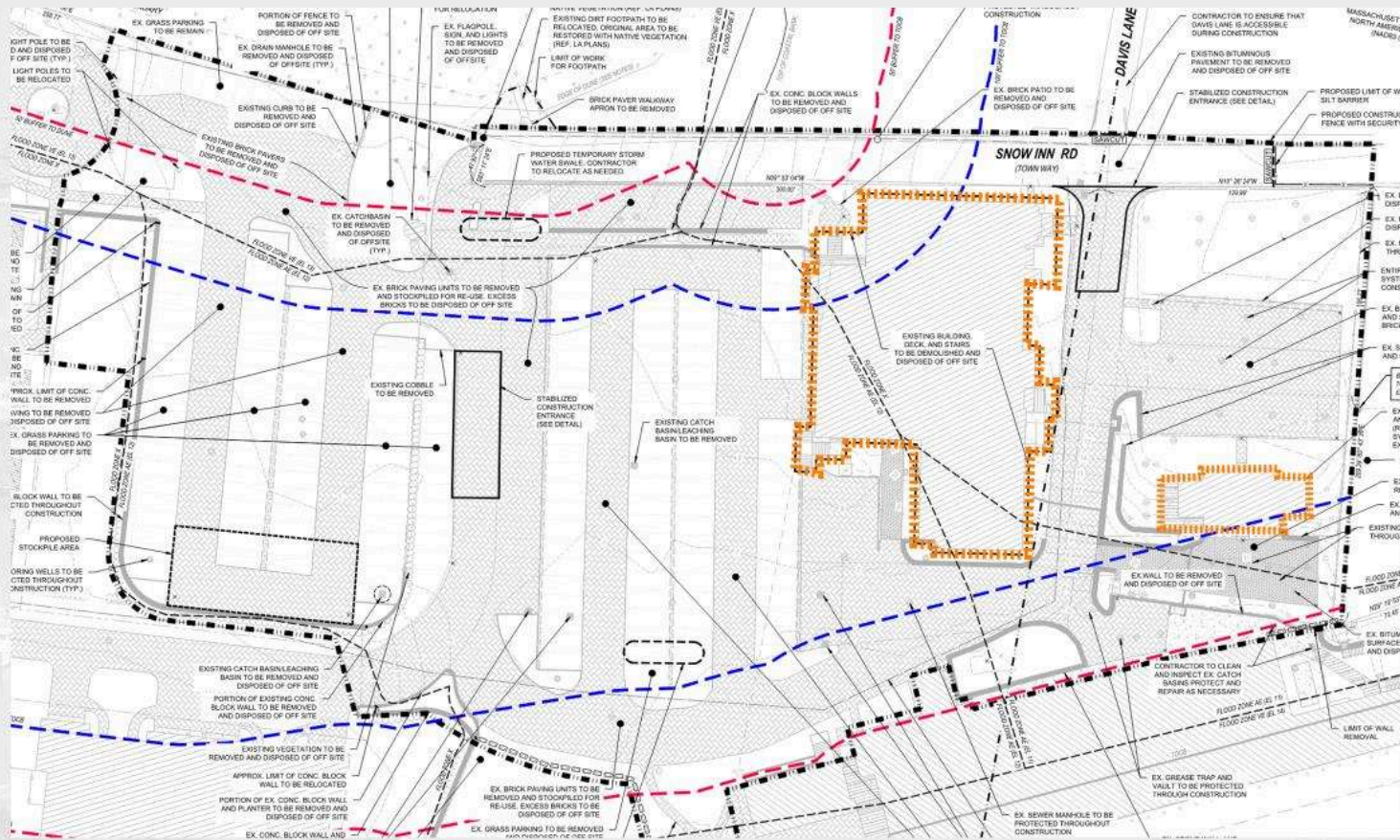
SOUTH ELEVATION



EAST ELEVATION



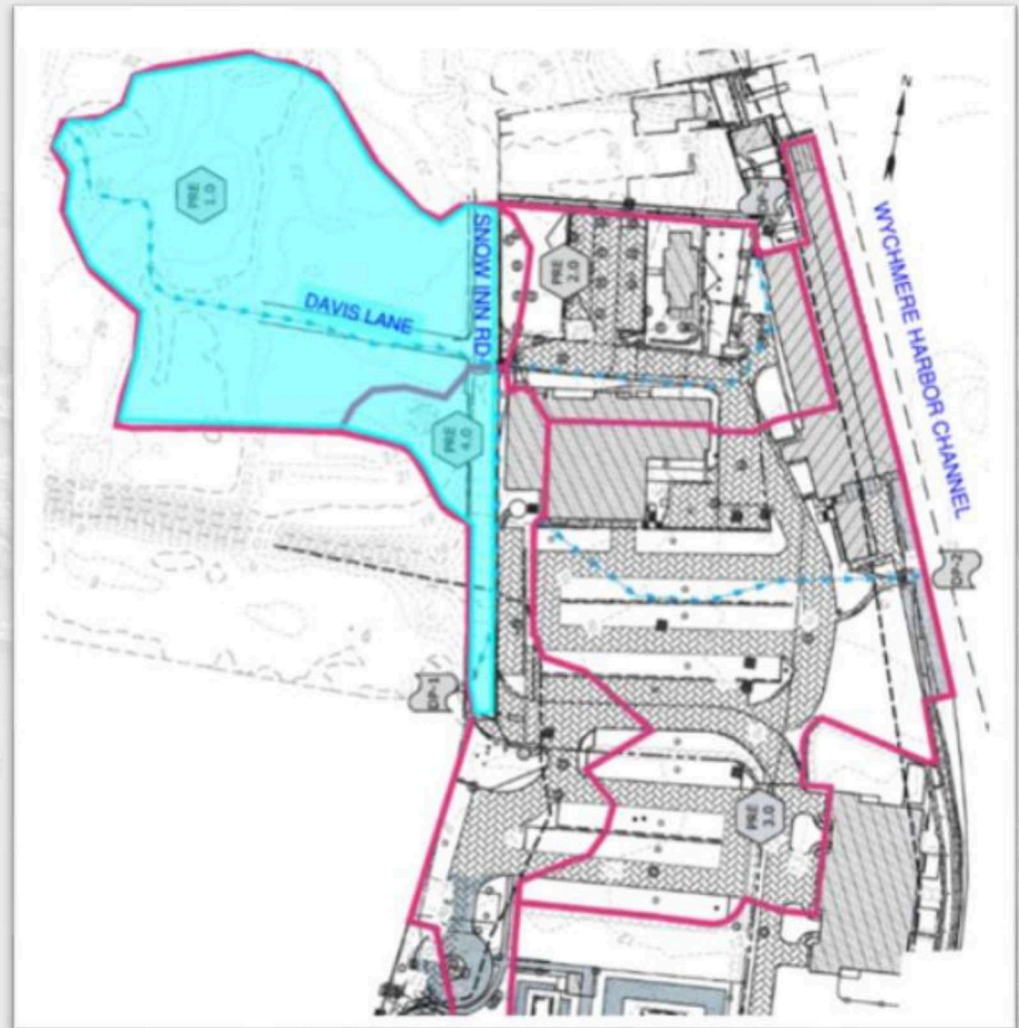
PROJECT DESCRIPTION

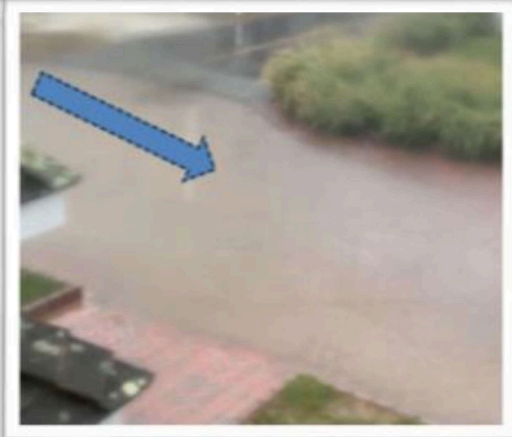


Site Demolition Plan

STORMWATER MANAGEMENT

- On & off-site stormwater measures are proposed
- 32% of the design watershed originates off-site
- Manage run-off from neighboring roads and properties that currently flows untreated to coastal resources
- Improve quality and groundwater recharge





PROJECT IMPROVEMENTS – MERKEL BEACH PATH

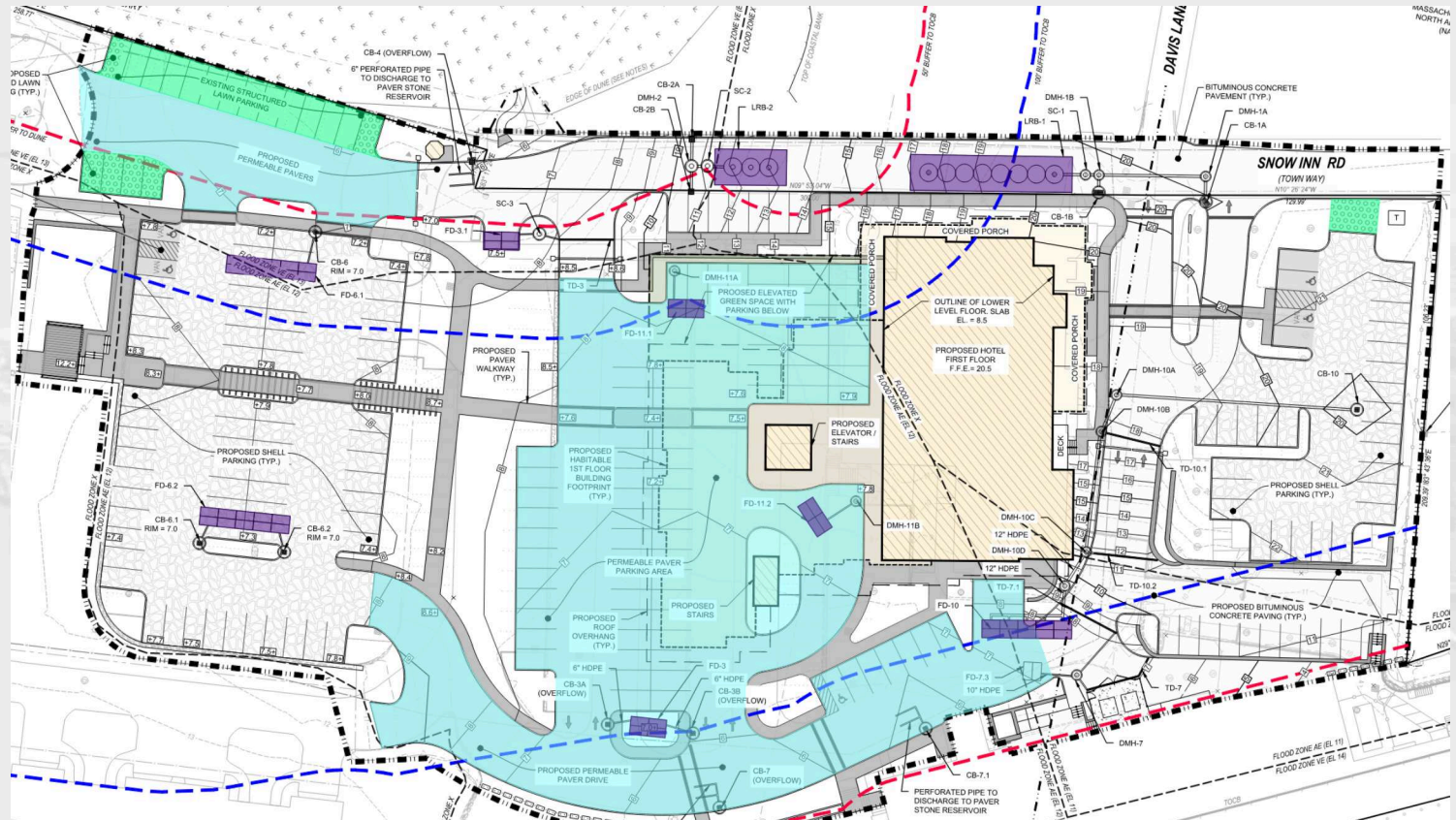


- This photo documents visible sediment accumulation resulting from stormwater runoff that ponds at the terminus of the paved roadway and within the adjacent vegetated low area—where vegetation has been disturbed—immediately landward of the dune.
- The proposed stormwater improvements along Snow Inn Road are designed to capture, treat, and infiltrate this runoff, directly addressing the observed untreated stormwater accumulating in close proximity to the dune and providing a significant water-quality benefit.
- The project also includes improvements to a portion of the Merkel Beach access path, along with the installation of native plantings to enhance site stability and ecological function.

STORMWATER PRACTICES

Stormwater BMP's

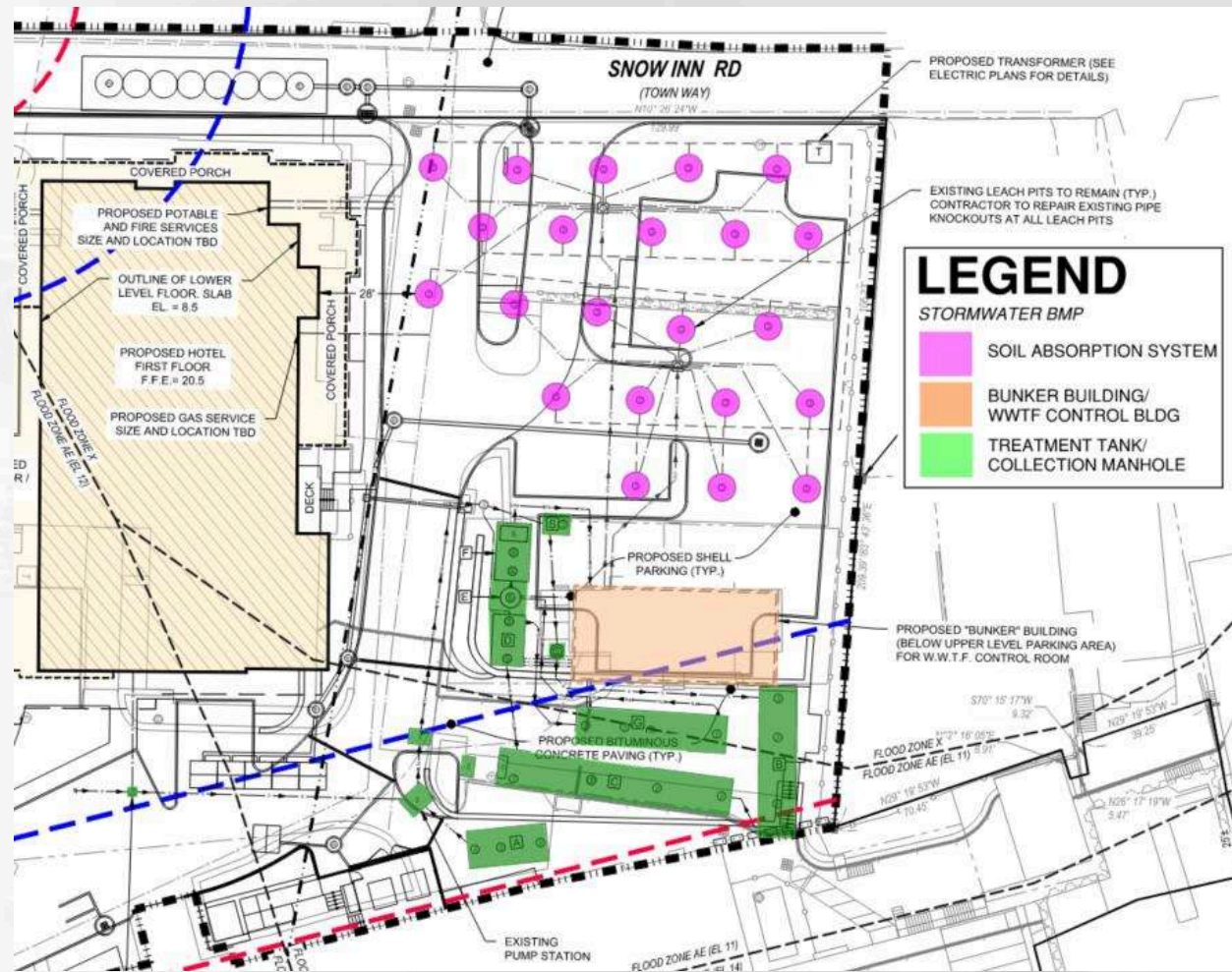
- Permeable pavers
- Structured lawn
- Subsurface leaching recharge basins



- Reduce Impervious surfaces using LID techniques
- Capture, Water Quality Treatment & Recharge untreated runoff from roadway
- Design in accordance with MA Stormwater Regulations

WASTEWATER TREATMENT FACILITY

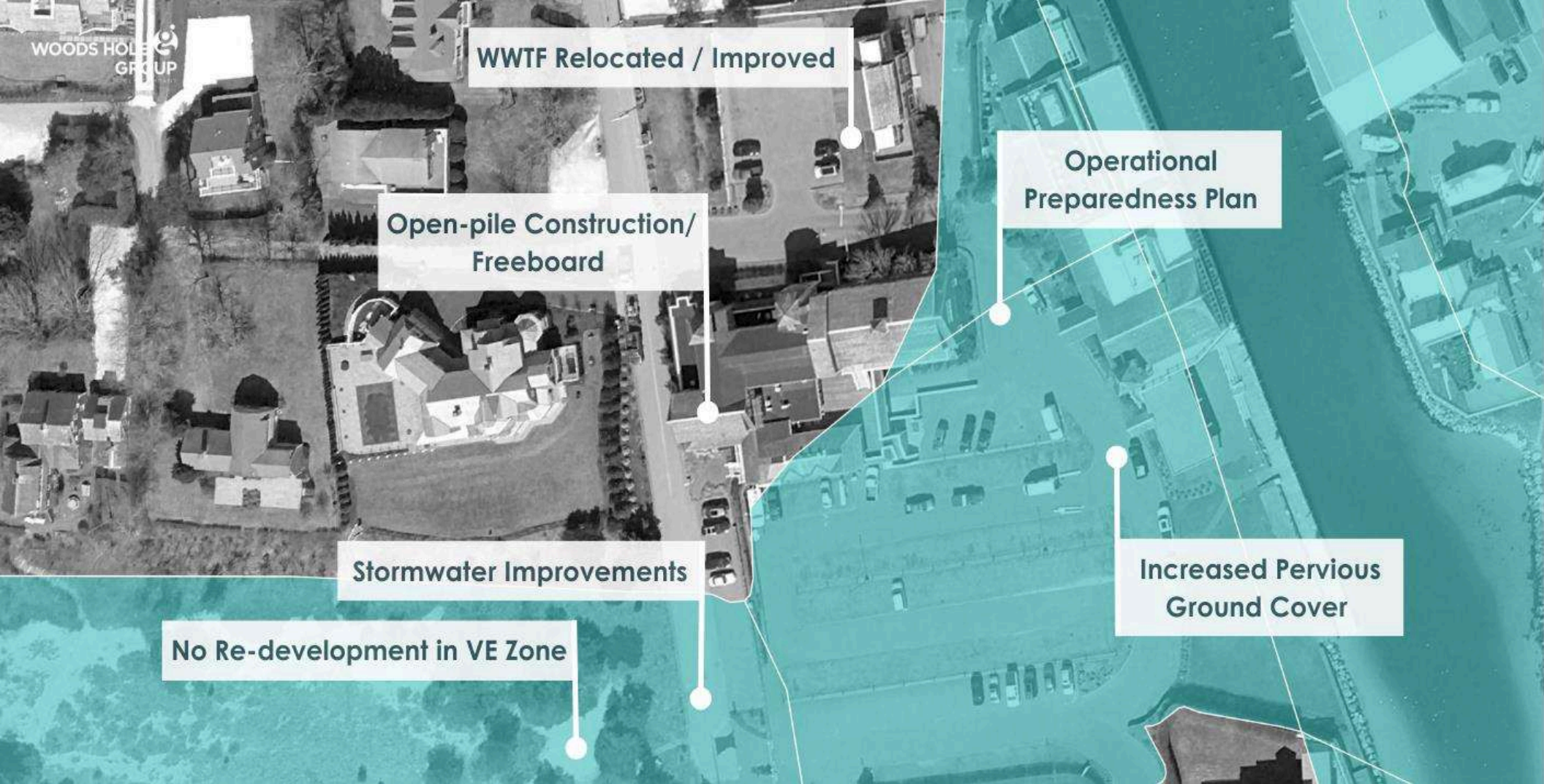
- Construct new WWTF control building.
- Modern, high-performance treatment equipment.
- Re-use existing soil absorption system.
- MA-DEP has approved GWDP extension and design plans.
- Reduces sitewide nitrogen concentration by 31%, less than 5ppm.
- Nitrogen reduction: 95 kg N/year.



An aerial photograph of a harbor filled with numerous boats, likely a marina. In the background, there are buildings and a coastline. The image is faded and serves as a background for the text.

COASTAL RESILIENCY | FLOOD PLAIN IMPROVEMENTS

COASTAL RESILIENCY



WOODS HOLE GROUP

WWTf Relocated / Improved

Open-pile Construction / Freeboard

Stormwater Improvements

No Re-development in VE Zone

Operational Preparedness Plan

Increased Pervious Ground Cover

RPP ALIGNMENT: COASTAL RESILIENCY OBJECTIVES

CR1 – Minimize Development in the Floodplain

- Redevelopment enables relocation and modernization of wastewater treatment outside the floodplain
 - WWTF upgrade and relocation cannot occur without building redevelopment due to site constraints
- Floodplain impacts minimized through:
 - All habitable space elevated above FEMA BFE (20.5 ft NAVD88)
 - Ground floor limited to flood-compatible uses and floodproofed to BFE +3 ft
 - Reduction of square footage within the floodplain at the ground floor
 - Net reduction in impervious cover and increased pervious surfaces
- Project also captures and treats stormwater runoff from Snow Inn Road and Davis Lane (~2-acre off-site watershed), providing public water-quality benefits to Wychmere Harbor

CR2 – Plan for Sea Level Rise, Erosion & Flooding

- Design incorporates MA Coast Flood Risk Model + High SLR scenario
- Building elevations exceed current code and projected 2070 flood levels
- Stormwater system designed for future precipitation and coastal conditions

CR3 – Reduce Built Environment Vulnerability

- Operational Preparedness Plan for storms and evacuation
- Project reduces vulnerability of existing built environment (building) by floodproofing new building to BFE +3



ADDITIONAL MITIGATION & REGIONAL PUBLIC BENEFITS

On-Site Mitigation

- Development of Operational & Emergency Preparedness Plan
- Evaluation of dune enhancement and beach grass planting

Regional Mitigation

- Partnership with Town of Harwich to assess vulnerability of Town Pier & shellfish upweller
 - Supports shellfishing, aquaculture, and working waterfront
 - Delivers public resiliency benefits beyond project site

TRAFFIC DELIVERIES JUNE 1 – AUGUST 31, 2025

Sheet Name	Wychmere Weekly Total (I43)	Commissary Weekly Total (I44)	Total Deliveries (I45)
June Week #1	13	31	44
June Week #2	10	31	41
June Week #3	11	33	44
June Week #4	14	34	48
June Week #5	1	3	4
July Week #1	13	32	45
July Week #2	13	38	51
July Week #3	12	37	49
July Week #4	13	40	53
July Week #5	9	36	45
Aug Week #1	2	6	8
Aug Week #2	13	35	48
Aug Week #3	13	39	52
Aug Week #4	15	39	54
Aug Week #5	13	41	54
TOTAL	165	475	640

DELIVERY VEHICULAR TRIP REDUCTION | PEAK SEASON

- During Peak Season 2025, all weekly deliveries were recorded. Total deliveries in this period from June 1st – August 31st equaled 640 deliveries (equating to 1,280 vehicular trips) on Snow Inn Road. Going forward, 475 of those deliveries (equating to 950 vehicular round trips) will be rerouted to the Commissary at 741 Route 28.
- Several of the 475 deliveries **-equal to 950 vehicular trips-** currently rely on larger vehicles that require additional time to enter and exit Wychmere along Snow Inn Road.
- Wychmere has acquired an electric vehicle to transport products from the **Commissary to the property** twice daily during early-am/off-peak hours resulting in 28 vehicular trips weekly or 364 vehicular trips for the 13-week season. The use of an electric vehicle will further enhance conditions by providing environmental benefits and reducing noise, representing a substantial improvement over existing operations.
- Over the 13-week period, the current average delivery volume is approximately 95 vehicular delivery trips per week. Moving forward, this will be reduced to 25 vehicular trips per week; however, when combined with an additional 28 transfer deliveries from the Commissary to the Wychmere site, total delivery-related vehicular trips will be 53 trips per week. Please note that these deliveries will occur midweek during off-peak hours.
- This results in an overall delivery trip reduction and decreases the overall volume to 694 vehicular trips from June 1st – August 31st.

1,280 Current Vehicular Delivery Trips for the 13-Week Season

-950 Rerouted to the Commissary

=330 Remaining Vehicular Delivery Trips

+364 Wychmere Off-Peak Electric Vehicle Delivery Trips from the Commissary to Property

= 694 Total Vehicular Delivery Trips for the 13-Week Season

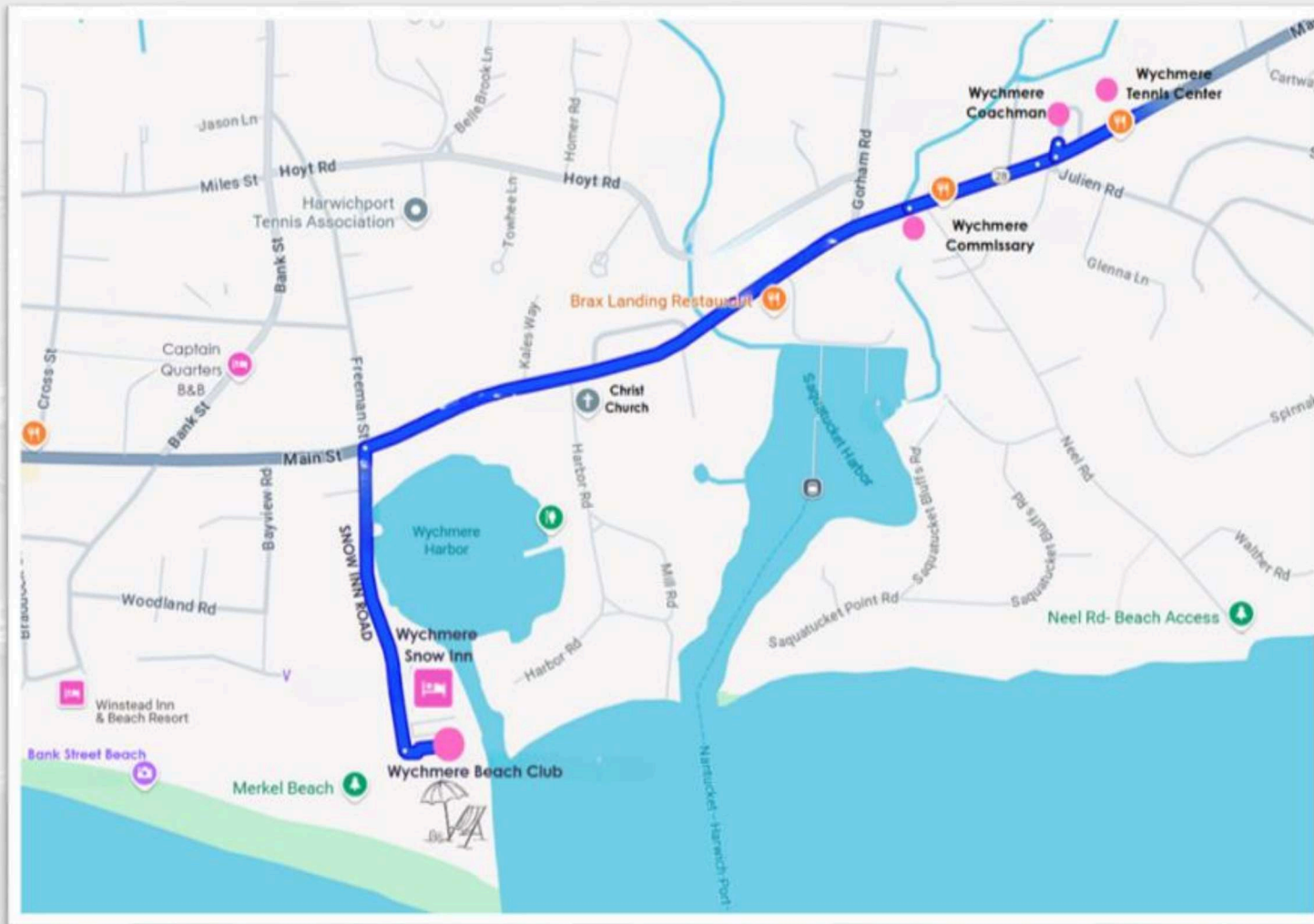
The improvement in deliveries alone represents 586 less Vehicular Trips for the season on Snow Inn Road.

REMOVED FROM THE WYCHMERE SITE



NEW ELECTRIC WYCHMERE DELIVERY VEHICLE

SITE MAP OF WYCHMERE PROPERTIES / PARKING



DISTANCE FROM WYCHMERE

- Commissary 0.9 Miles
- Coachman 1.1 Miles
- Tennis Center 1.2 Miles

COMMISSARY – PURCHASING & RECEIVING + ADDITIONAL PARKING



- All deliveries occur directly off Route 28
- Increased Storage Capability – 6,602 SF (excludes offices)
- Allows for larger deliveries to occur resulting in future delivery vehicular reductions
- All F&B deliveries to Wychmere/ Commissary are part of established vendor delivery routes that then continue East along Route 28, serving other hospitality businesses

EMPLOYEE VEHICULAR TRIP REDUCTION | PEAK SEASON

- In the future, all employee parking will be relocated offsite. A conservative estimate in peak season (June 1- August 31st) assumes 30 vehicles (60 round-trip journeys) Monday through Wednesday, and 50 vehicles (100 round-trip journeys) Thursday through Sunday will be removed from Snow Inn Road.
- This results in a reduction of approximately ***580 vehicular round trips per week*** during peak season. For the 13-week season this will result in a reduction of ***7,540 round trips*** removed from Snow Inn Road.
- 165 deliveries will continue over the 13-week period (330 vehicular trips)
- The employee shuttle, currently a 6-passenger minivan, operates on a set daily schedule during peak season. With the planned acquisition of a 12-passenger electric van, ***the number of trips will remain the same as exists today, but capacity will increase***. The electric vehicle will also provide environmental benefits and reduce noise, a significant improvement over the existing shuttle.

EXISTING VEHICULAR CONDITIONS VS. FUTURE REDUCTIONS

	PEAK CURRENT CONDITIONS: Existing Vehicular Trips	FUTURE: Remaining Trips on Snow Inn Road	VARIANCE: Trips to be Removed from Snow Inn Road
Employees			
Weekly Trips	(60 x 3 - Mon - Wed) + (100 x 4 Thurs - Sun) = 580		-580
June 1- August 31 (13 Weeks)	(580 x 13) = 7,540		(-580 x 13) = -7,540
Deliveries			
June 1- August 31 (13 Weeks)	(640 deliveries X 2) = 1,280	(1,280 – 950 delivery trips) = 330	(1,280 – 330) = -950
13 Week Off-Peak Electric Delivery from Commissary		(4 x 7) x 13 = 364	(Commissary Transfer Deliveries) +364
TOTAL SEASONAL TRIPS	(7,540 + 1,280) = 8,820	(330 + 364) = 694	(-7,540 + -950) + 364 = -8,126

- Average Reduction in Trips on Snow Inn Road is **625 Fewer Trips Per Week (8,126 / 13 = 625)**

GUEST VEHICULAR TRIP MANAGEMENT | PEAK SEASON

Event Guest Arrival/Departures

- We estimate that each event held Thursday through Sunday during peak season will utilize approximately 20 occupied room nights related to that event date. This represents 60 rooms, or roughly 83% of the hotel's 72-room occupancy nightly.
- With the addition of hotel rooms, combined with a length-of-stay strategy during peak periods, event-related vehicular trips will be reduced, as guests will already be in residence during events.
- The primary event-related business at Wychmere is weddings, and hotel occupancy associated with these events allows for fewer vehicular trips on Snow Inn Road during peak event dates. Guests arriving well in advance and departing after the events enable more efficient management by valet partners, reducing peak traffic impacts from event-related arrivals and departures.
- A hotel will complement our existing events business. **Our current event guests will become our future hotel guests**, as they are already coming to our site. A hotel, managed with length-of-stay restrictions, allows hotel guest arrivals and departures to occur during off-peak periods and reduces event related vehicular trips during typical peak arrival and departure times.

GUEST VEHICULAR TRIP MANAGEMENT | PEAK SEASON

Hotel Guest Arrival/Departure

- Peak season length-of-stay booking patterns will be consistent with competitive practices allowing for guest arrivals and departures in advance of peak weekend periods.
- Monthly occupancy projections for Wychmere during peak season will be an average of 75-80%, with weekends (Thursday – Sunday) being the primary driver.
- During peak season the hotel restaurant will accommodate hotel guests for breakfast and dinner. Lunch will be served at the Beach Club. The restaurant will be open to the public where it's likely that reservations will be accepted primarily in shoulder seasons when hotel occupancy is not at its peak.
- An electric vehicle will be available to transport guests to and from local businesses for shopping, dining and entertainment. This will run on request.
- All arriving guest vehicles (Beach Club Member, Event Guest, Hotel Guest) will be required to valet. These cars will remain onsite.

TRANSPORTATION STUDY AREA (EXPANDED)

Based on comments the former project study area has been expanded in this update to include:

- Snow Inn Road at Route 28/Freeman Street
- Route 28 at Bayview Road/Sundae School Driveway (NEW)
- Bay View Road at Davis Lane (NEW)
- Snow Inn Road at Davis Lane (NEW)

MITIGATION - TRANSPORTATION

- Substantial reduction in heavy truck use
- Elimination of large motor coach use
- Coordination with town on new speed signage
- Work with town to enforce the 1973 Prohibition of Parking along Snow Inn Road
- Improved site lines at intersection
- New signage on Route 28
- Agreement to complete survey for consideration of future sidewalk
- Agreement to prepare a traffic RSA for intersection.

TRAFFIC COUNTS AND SAFETY RECORDS

- Peak Summer Season Turning Movement Counts were conducted at all study area intersections (Late June on a Friday & Saturday when wedding venues were fully booked. This represents a peak condition.)
 - Weekday morning peak hour (7-9AM)
 - Weekday evening peak hour (3-7 PM)
 - Saturday Midday (11AM-6PM)
 - Automatic traffic recorders on Main Street and Snow Inn Road for 24 hours
- Crash records were gathered from MassDOT and Harwich PD for most recent 5 years.

By reviewing the traffic counts, reviewing crash records, and performing operational analyses, we are able to get a good understanding of existing conditions in the area.

KEY CHANGES TO EXISTING SITE OPERATIONS

- The existing transportation demand management (TDM) plan will be continued with the expanded hotel.
- With the proposed project, 54 passenger buses will no longer be allowed to access the site and therefore will be removed from Snow Inn Road.
- Over 80% of all deliveries that currently arrive/depart the site via Snow Inn Road will be removed & directed to the Commissary Building at 741 Route 28. This allows Wychmere to control the times of deliveries to the site with smaller electric vans as needed.
- Wychmere recognizes that safety along Snow Inn Road is in everyone's best interest. Wychmere submitted a petition to the Town to allow the installation of seasonal speed tables to slow down vehicular traffic.
- Wychmere has worked with local officials to reduce the speed limit and improve signage on Snow Inn Rd between Route 28 & the Site.
- Planned future removal of employee parking from the site will significantly reduce vehicle trips on Snow Inn Road. The shuttle service will continue its current operations, and a larger electric van will be added in the future while maintaining the same schedule that exists today.
- The updated Traffic Study should be considered as highly conservative as it does not take credit for these mitigation efforts.

MASSDOT IMPROVEMENTS ROUTE 28

- MassDOT project opens up the sight lines coming out of Snow Inn Road having a **positive influence on safety**.
- Proponent is proposing to install intersection ahead signs on Route 28 EB and WB approach to raise awareness and improve safety at the intersection.

Wychmere Beach Club | Harwich Port, Massachusetts

Proposed Improvements

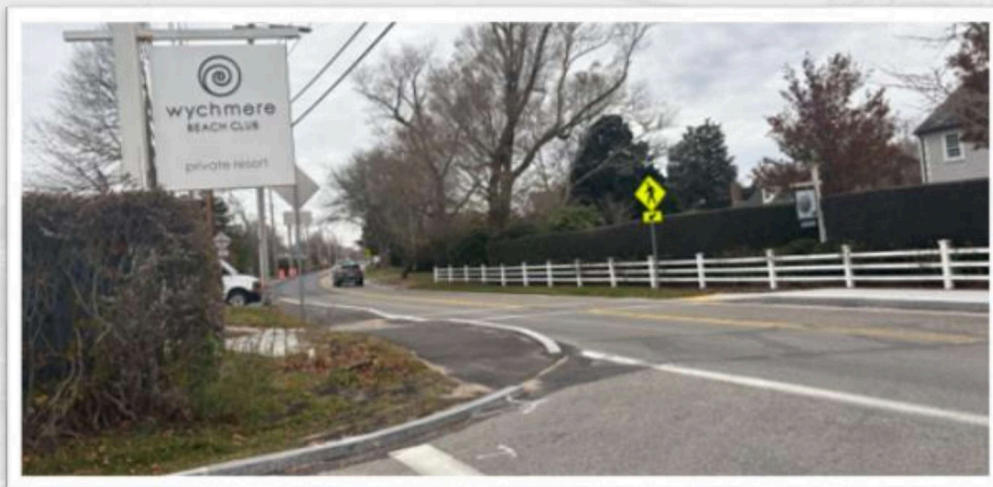


Source: Route 28 Sidewalk Construction, Harwich, MassDOT 611985, VHB



MASSDOT IMPROVEMENTS ROUTE 28

Snow Inn Road Looking Left on Route 28



Snow Inn Road Looking Right on Route 28



SIGHT DISTANCE SUMMARY

Table 1 Sight Distance Analysis Summary

Location	Stopping Sight Distance (ft)			Intersection Sight Distance (ft)		
	Traveling	Required	Measured	Looking	Desired	Measured
Route 28 at Snow Inn Road ¹	Eastbound	315	750+	Left	455	700+
	Westbound	315	550+	Right	455	530+

1 Based on guidelines established in A Policy on the Geometric Design of Highways and Streets, 7th Edition, AASHTO, 2018 for an 85th percentile speed of 41 mph eastbound, and 41 mph westbound on Route 28.

HAWK DESIGN – LANDSCAPE ARCHITECTURE

- Establishes clear vehicular circulation with a maintained loop road, dedicated guest drop-offs, and a new southern fire lane for safety.
- Improves pedestrian safety through perimeter walkways, a central connector path to the Beach Club, and a re-oriented Harbor Club entrance.
- Provides a new large open space south of the hotel by converting existing parking areas.
- Implements an 80% native planting plan, with species placed according to site conditions and drought-tolerant fescue/micro-clover lawns.
- Uses low-level bollard lighting for pedestrian wayfinding and matching streetlights for safe vehicle–pedestrian interaction.
- Ensures all lighting is dark-sky compliant, directing illumination only where needed while maintaining safety.



Hawk Design, Inc.
Landscape Architecture
Land Planning
Sagamore, MA
508-833-9800
info@hawkdesigninc.com

DATE: 10/10/2025



Revisions:

Rev. Date Description

Wychmere Harbor Real Estate, LLC
23 Snow Inn Road
Harwich, Massachusetts

Drawn By: GH Checked By: GH

Landscape Master Plan

Scale: 1" = 30'-0"

Sheet: **L1.0**



WYCHMERE PROJECT BENEFITS - ENVIRONMENTAL

- Voluntary relocation of 40-year-old wastewater treatment facility out of floodplain and replacement with state-of-the-art wastewater treatment facility with tertiary treatment to eliminate nitrogen discharge by **~95 kg/year**, directly improving water quality of Wychmere Harbor and Nantucket Sound.
- MA-DEP has approved GWDP extension and design plans.
- Reduces sitewide nitrogen concentration by 31%, less than 5ppm.
- Install stormwater management system to capture and treat existing, uncontrolled off-site runoff from broader neighborhood that sheet flows onto Wychmere property and into Wychmere Harbor and down the public Snow Inn Road onto Merkel beach dune.
- Elevation of hotel building out of the floodplain and no new construction within floodplain eliminates existing hazards to people and property from storm events.
- Provide financial support for the Town's shellfish upweller system in Wychmere Harbor.

WYCHMERE PROJECT BENEFITS – SAFETY & SNOW INN RD

- Conduct survey of Snow Inn Road to determine feasibility of a sidewalk along the west side of the road to improve pedestrian safety.
- Conduct Road Safety Audit of the Snow Inn Road/Freeman Street/Route 28 intersection to assist Town in applying for available grants for further roadway improvements.
- Eliminate 475 large truck deliveries (950 vehicular trips over 13-week summer season) from Snow Inn Road and shift to off-site location owned by Wychmere.
- Eliminate 100% of large motor coaches from Snow Inn Road.
- In future eliminating employee parking will substantially reduce the vehicle trips on Snow Inn Road. The current shuttle service will remain in place, and a larger electric van will be added without altering the schedule. This change reduces roughly 580 round trips per week in peak season, (7,540 fewer trips over the 13-week period).

WYCHMERE PROJECT BENEFITS – ECONOMIC

- Re-development will boost Harwich's economy by expanding Wychmere's role as a key driver of summer and shoulder season tourism.
- Increases seasonal (70) and year-round (25) employment with competitive pay, benefits and off-site employee housing.
- The planned \$70–\$80 million Wychmere redevelopment will generate substantial economic benefits for the broader Cape community, creating numerous construction jobs and supporting local businesses throughout the project.
- Generates substantial increases in local lodging, meals, and property tax revenues contributing \$1.5M annually in additional state and local taxes.
- The addition of hotel rooms at Wychmere enhances its ability to book corporate and social events, particularly during the shoulder seasons. This increased demand supports local accommodations, stores, restaurants, attractions, and vendors, strengthening the regional economy and fostering year-round vitality for the community.
- Consistent with Harwich's Local Comprehensive Plan and long-term sustainability goals.

WYCHMERE PROJECT BENEFITS – EMPLOYMENT

- Wychmere is already one of the community's largest employers, and this redevelopment will create additional opportunities for employment and growth.
- Additional year-round positions as well as seasonal job opportunities for local residents of Harwich Port.
- Provide seasonal employee housing at off-site location owned by Wychmere.

WYCHMERE PROJECT COMPLIES WITH LOCAL REGULATIONS & LCP

- Harwich Town Planner 1.22.2026 letter finds Wychmere Project in Compliance with Harwich 2000 Certified LCP.
- Harwich Town Planner 12.16.2025 letter finds Wychmere Project in Compliance with Harwich 2025 pending LCP update and local regulations.

SUMMARY

- The Applicant has demonstrated the project meets ALL the goals & objectives of the RPP.
- This is a redevelopment project. The proposed work will take place within previously developed areas.
- All structures designed to meet building code standards for flood resistance resulting in improved physical floodplain footprint over the current Snow Inn.
- The existing Channel House will be removed to make way for a new on-site wastewater treatment facility (WWTF). The facility will be constructed outside of the floodplain, representing a significant environmental improvement compared to current conditions.
- A new stormwater management system has been designed to effectively control on-site runoff and mitigate off-site impacts, in full compliance with Massachusetts Stormwater Management Standards and Harwich Stormwater Regulations.
- New landscape/hardscape consistent with RPP Design Guidelines.

PUBLIC COMMENT – COMMUNITY SUPPORT

- "We appreciate Wychmere's proactive measures"
- "Thoughtful and responsible neighbor"
- "The project will also generate meaningful increases in lodging, meals and property tax revenue, directly benefitting local schools, public safety, and infrastructure."
- "The projects updated traffic and parking measures, including off-site employee parking, delivery relocation, expanded valet parking, show a real understanding of neighborhood concerns."
- "This redevelopment represents a crucial opportunity to upgrade essential infrastructure and elevate the environmental stewardship of a prominent coastal location."
- "The Snow Inn Redevelopment project demonstrates a clear commitment to safeguarding our coastline and local waterways."
- A number of Wychmere's staff— all Cape Cod residents—have submitted letters expressing confidence in the traffic management plans, based on their years of experience managing events and daily, year-round travel on Snow Inn Road.
- "As an abutter, I believe the redevelopment will enhance both our neighborhood and the broader Harwich community by improving environmental outcomes, safety and local employment opportunities."
- "I would like to acknowledge the thoughtful approach Wychmere took in withdrawing their earlier application in order to take into account the community's input and to make further refinements to their proposal."
- "As tourism continues to evolve, it is crucial that we maintain venues capable of meeting modern expectations so that Cape Cod remains a desirable place to celebrate life's milestones."
- "I strongly believe that this endeavor would prove to be a popular annual destination, bringing in more tourism seasonally and, ultimately, aiding in the all around strengthening of the Harwich community."

PUBLIC STATEMENTS – COMMUNITY SUPPORT

"After spending time with the Wychmere development team and gaining a clear understanding of the business rationale for the proposed expansion, the mitigation measures being proposed to address neighborhood concerns, and the associated economic and environmental benefits, I believe this redevelopment represents a positive step forward. The project meets all RPP guidelines and offers meaningful benefits for Harwich, while supporting the broader vision of Cape Cod as a more vibrant, sustainable, year-round destination for both visitors and the local community. As a Harwich resident and environmentalist, I hope the Cape Cod Commission recognizes the care, environmental stewardship, and thoughtful planning behind this proposal and lends its support to the application."

Dan Wolf
Former State Senator, Cape & Islands
Harwich Resident

"I regret that I am unable to attend in person today, but I would like my comments as a Davis Lane resident to be entered into the record in support of this redevelopment project. As a nearby neighbor, I have followed this process closely. The Wychmere team has consistently addressed community concerns with practical solutions, particularly regarding traffic on Snow Inn Road. While these measures have been explained many times, the future improvements are often overlooked. The project also provides important environmental benefits, including improved stormwater management, and continues a history of responsible commercial use at this site. It will create jobs and deliver meaningful economic benefits to Harwich. After a thorough and fair public review process, I respectfully urge the Commission to support this project and allow it to move forward."

John Powers
3 Davis Lane
Harwich Resident

CLOSING STATEMENT

- Wychmere's legacy as a valued member of the town's business community and a strong contributor to the local economy is well established. This redevelopment builds upon and continues that legacy.
- Wychmere incorporated community feedback from its previous application, revising the redevelopment to include meaningful improvements and to strengthen its role as a responsible neighbor.
- Wychmere is proud in being a leader, promoting both the economic and environmental health of the community and has taken steps of protecting the environment by implementing BMP in their business operations.
- Wychmere continues to support many local, charitable and civic causes.
- Wychmere is already one of the community's largest employers, and this redevelopment will create additional opportunities for employment and growth.
- Wychmere contributes significant tax payments to state and local governments, and this redevelopment will further substantially increase those contributions.
- Wychmere is committed to preserving the coastal environment. The project reflects the organization's dedication to environmental stewardship and its efforts to improve water quality for all who enjoy Wychmere Harbor.