

March 6, 2025

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

Dear Mr. Peterson,

There has been limited discussion about the impact of the proposed hotel on the loss views from the Wychmere channel as boaters move from the harbor to the outer harbor to Nantucket Sound.

On February 23, 2025 I sent a letter showing the significant impact to the views looking west from the Wychmere channel and looking east from Snow Inn Road/Merkel Beach. These photos included overlays of the proposed structure as well as an inset of the existing views.

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. Below are 3 photos that show you the view with and without the hotel.

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 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. (Note: I provided details on that project for your edification yesterday.) 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

Wychmere Harbor Club

Red River Beach

Forest Beach

Ridgevale Beach

Hardings Beach

View East From
Snow Inn Road

Stage Harbor

Stage Harbor

VIEW FROM SNOW INN ROAD LOOKING EAST



View from Snow Inn Road/Merkel Beach



**View from Merkel Beach
(Looking East)**



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.