

EMBARC

October 15, 2025

Re: 50 Main Street, Weymouth
Building Design Standards Anticipated Waiver List

8.5.11.1 – While the project’s massing and overall style is consistent with the existing mill building(s), its height could be considered dissimilar. Efforts were made to increase front yard setbacks and implement “pull-backs” at top floor to reduce impact. **Waiver requested.**

8.5.11.2a – Vertical massing breaks, including steps in facade and changes in materials, occur around the project and have been located as deemed appropriate for scale and massing, however some exceed the min 45’ requirement. **Waiver requested.**

8.5.11.2b.i, 8.5.11.2b.ii – The front facades have been designed with classical organizational components, including a building base, middle and top. The base is articulated with a variation in color and/ or facade pattern for visual interest at a human scale. An ornamental horizontal banding establishes a 2nd floor datum and marries in with cable-supported balconies in some areas.
No waiver requested.

8.5.11.2b.iii – The building contains a pronounced ‘top’ which differs from the base and middle. The top is articulated with a vertical siding with a deep cornice expression. **No waiver requested.**

8.5.11.2b.iv - Base materials are masonry brick, while middle and top materials are similar and/or lighter in materiality and/ or color. **No waiver requested.**

8.5.11.3 Window casings - are more contemporary in nature and not consistent with historic styles and sizes. **Waiver requested.**

8.5.11.4a, 8.5.11.4b – While the building does not have any of the requested roof styles, one could argue that the top floor is in spirit with the requirement and suggests an interpretation of a shallow mansard using the proposed vertical board + batten detailing. **Waiver requested.**

8.5.11.4c – The Owner/ Architect team worked closely with the Towns’ design review committee to come up with a design that was contextually appropriate in its massing and detailing approach. **Flat roofs shall be granted by Special Permit.**

8.5.11.5 – Building has been designed with massing components and contemporary design features in spirit of this requirement. **No waiver requested.**