



Eight Streets Neighborhood Association
South End, Boston, Massachusetts
<http://eightstreets.tripod.com>

301 Shawmut Ave #33
Boston, MA. 02118
617.426.5165

February 14, 2007

Zoning Board of Appeals
Boston City Hall, Room 204
One City Hall Plaza
Boston, Ma. 02201

To Whom it May Concern,

At the February 7, 2007 meeting of the Eight Streets Neighborhood Association, Mr Dave Dubois presented his plans for expanding his existing restaurant, The Franklin Cafe, located at 278 Shawmut Ave, Boston, MA. He came to the monthly association meeting to ask for our support for expanding into the space upstairs (currently a residential space) to increase total seating capacity up to 90.

Mr. Dubois's concept is to maintain the existing business and to expand the dining area to the second floor, thus offering additional seating for diners at Franklin Cafe. Neighbors were concerned about having increasing the capacity of the space, which is currently located in the middle of a residential block with residents on either side and above the proposed expansion. Concerns were mainly focused around noise, increased car traffic and double parking, increased late night street noise of patrons leaving the establishment after excessive drinking. Mr Dubois did explain that he plans on adding sound proofing to the walls and that he would not be increasing the bar capacity.

However, most neighbors were concerned that the additional capacity would only exacerbate issues that were mostly out of Mr Dubois' control. While neighbors enjoy the Franklin Café, neighbors at the NA meeting felt the additional capacity was inappropriate for a residential area.

The Eight Streets Membership voted to not support the restaurant expansion of the Franklin Cafe.

Please feel free to contact me with any questions or concerns on this subject.

Thank you.

Yours,

Heather Slaby
Secretary
Eight Streets Neighborhood Association

CC: Mr Dave Dubois, The Franklin Cafe, 278 Shawmut Ave, Boston, MA