



**EAST BAY COMMUNITY
DEVELOPMENT CORPORATION**

TOWN OF BRISTOL
COMMUNITY DEV.

2026 APR 22 PM 12: 23

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April 21, 2026

Diane Mederos
Executive Director

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Dear Board Members:

As Executive Director of East Bay Community Development Corp., I am writing to express concern over the application of The Franklin, LLC for a Dimensional Variance to add 24 outdoor dining seats to the property at 195 Franklin Street. With over 180 apartments at Franklin Court Independent Living and Franklin Court Assisted Living and with a number of our residents operating and needing to park motor vehicles, space is very limited both in our lot and off street in the Franklin Street neighborhood. During the day our lot is monitored and restricted to residents of our property, but this is not always possible in the evening hours.

It is likely that some of those currently frequenting the restaurant are parking in our lot causing our residents to look for other options, which are limited at best. If the owner of the establishment has a plan to locate the patrons' vehicles to an off-site location this would help with the situation. But without a plan for parking, the motor vehicles of an additional 24 more patrons looking for a place to park would likely exacerbate an already difficult situation.

Thank you for your consideration of our concerns.

Very truly yours,

Diane C. Mederos
Executive Director
East Bay Community Development Corp