


MEMORANDUM

TO: Planning & Zoning Commission

FROM: Jeremy Ginsberg, Planning & Zoning Director 

RE: Business Site Plan Application #128-B, Special Permit Application #314
7-Eleven, Inc., 306 Boston Post Road

DATE: November 4, 2020

At the public hearing of October 27, 2020, questions were raised regarding traffic accidents and security regarding a proposed 7-Eleven at 306 Boston Post Road. I reached out to the Darien Police Department, who has responded via three e-mails.

- 1) Chief Don Anderson responded in an e-mail dated October 28, 2020 at 5:49 p.m. regarding security;
- 2) Captain Robert Shreders responded in an e-mail dated October 28, 2020 at 2:13 p.m., with the associated four motor vehicle accident reports.
- 3) Captain Shreders also sent an e-mail dated October 28, 2020 at 9:58 a.m., which documents accidents at nearby intersections over the past few years, and touches on the issue of security.

Those e-mails and the associated four motor vehicle accident reports are attached to this memo.

Ginsberg, Jeremy

From: Anderson, Don
Sent: Wednesday, October 28, 2020 5:49 PM
To: Shreders, Robert
Cc: Ginsberg, Jeremy; Doneit, Fred
Subject: Re: proposed 7-Eleven

Categories: P&Z Commission application

Gents,

As you probably know, there is a "Duchess" wayfinder sign on I-95 S/B (along with Friendly's and McDonald's signs). Being that Duchess is a CT local restaurant chain, "through state" travelers would probably not know what it is. When people see a 24 hr 7-11 sign, they know exactly what it is. I'd be interested to see how they calculate how many extra cars might be choosing to exit I-95 at exit 13 simply because they see there is a 7-11 outlet right off the exit; it certainly generate way more highway exits than Duchess generates.....

Any 24/7 gas station/convenience store directly adjacent to a major limited access interstate highway is always going a possible target for criminal activity including gas theft "drive offs", credit card fraud, shoplifting and robbery. Unfortunately, it's simply a fact of life of a 24/7 operation retail operation.

Don

Sent from my iPhone

On Oct 28, 2020, at 2:13 PM, Shreders, Robert <rshreders@darienct.gov> wrote:

Jeremy,

Our Records Clerk was able to find the attached MVA's related to Duchess during the same time frame (5 yrs +YTD). Hope this helps. If you have questions let me know.

-Bob

Capt. Robert Shreders
Administrative Services
Darien Police Department
25 Hecker Ave
Darien, CT 06820-5398
(Ph) 203.662.5312
(Fax) 203.656.1609
www.darienpolice.org
FBINA 272

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From: Gironda, Michelle
Sent: Wednesday, October 28, 2020 11:56
To: Shreders, Robert <rshreders@darienct.gov>
Subject: RE: proposed 7-Eleven

Captain,
Please see the attached for the reports I found with the criteria given below.

Michelle Gironda
Property and Records Clerk
Darien Police Department
25 Hecker Avenue
Darien, CT 06820-5398
Phone: (203) 662-5321
Fax: (203) 662-5373
www.darienpolice.org

From: Shreders, Robert
Sent: Wednesday, October 28, 2020 9:59 AM
To: Gironda, Michelle <mgironda@darienct.gov>
Subject: FW: proposed 7-Eleven

Michele,

Received a request from P&Z for more MVA data. Is it possible to find reports of cars pulling out of the drive way of Duchess?

Capt. Robert Shreders
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From: Ginsberg, Jeremy
Sent: Wednesday, October 28, 2020 09:48
To: Anderson, Don <danderson@darienct.gov>; Shreders, Robert <rshreders@darienct.gov>
Cc: Doneit, Fred <fdoneit@darienct.gov>
Subject: proposed 7-Eleven

Gentlemen,

At the October 27, 2020 public hearing, a number of questions came up regarding the proposed 7-Eleven gas station/convenience store.

1. Do you have any accident reports for the Duchess driveway area, especially as it may relate to vehicles exiting the site? Can you pass them along?
2. Do you have any security concerns or issues that you would have with the proposed business?

The next P&Z Commission public hearing is November 10, 2020, so if we can get any information back from you by Thursday November 5 at 3pm, that would be great.

Call me if you have any questions.

Jeremy Ginsberg
Planning & Zoning Director
<2017-010410.pdf>
<2019-017076.pdf>
<2015-008344.pdf>
<2015-010869.pdf>

Ginsberg, Jeremy

From: Shreders, Robert
Sent: Wednesday, October 28, 2020 2:13 PM
To: Ginsberg, Jeremy
Cc: Anderson, Don; Doneit, Fred
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Attachments: 2017-010410.pdf; 2019-017076.pdf; 2015-008344.pdf; 2015-010869.pdf

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Subject: proposed 7-Eleven

Gentlemen,

At the October 27, 2020 public hearing, a number of questions came up regarding the proposed 7-Eleven gas station/convenience store.

1. Do you have any accident reports for the Duchess driveway area, especially as it may relate to vehicles exiting the site? Can you pass them along?
2. Do you have any security concerns or issues that you would have with the proposed business?

The next P&Z Commission public hearing is November 10, 2020, so if we can get any information back from you by Thursday November 5 at 3pm, that would be great.

Call me if you have any questions.

Jeremy Ginsberg
Planning & Zoning Director

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To: Ginsberg, Jeremy; Anderson, Don
Cc: Doneit, Fred
Subject: RE: proposed 7-Eleven

Categories: P&Z Commission application

Jeremy,

The records clerk pulled data from the last 5 years and YTD at 3 intersections. I have to see if she can find ones from the actual driveway.

As far as security concerns, any establishment that is open 24 hrs in close proximity to I-95 will be a target for a robbery at some point. I would suggest a panic alarm and a good camera system.

	2015	2016	2017	2018	2019	2020- YTD	TOTAL
POST // BIRCH	6	6	3	3	2	2	22
POST // OKHN	15	6	8	19	14	8	70
POST // I95 EXIT 13	18	9	12	8	8	7	62
TOTAL	39	21	23	30	24	17	154

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