

MEMORANDUM

To: Darien Planning & Zoning Commission
From: Amy E. Souchuns, Esq.
Date: November 19, 2020
Re: 7-Eleven Operations, 306 Boston Post Rd.

The purpose of this memo is to address operational issues raised by the Commission members during the course of the public hearing, including hours of operation, deliveries, and site management. Each of the issues is set forth below.

Hours of Operation:

As outlined in the application materials, 7-Eleven proposes to operate the gas pumps and store 24 hours a day. This is consistent with not only the property location on a major state road, but also the approval issued to the station located at 1358 Boston Post Road (Site Plan #177-C/Special Permit), which authorizes 24-hour operations. Allowing 24-hour operations ensures that many in the community who have off-hour needs (such as a parent with a sick child, snow plow driver, or nurse working an overnight shift) have a convenient in-town option for gas and retail products and are not forced to travel to Norwalk or Stamford to obtain those items.

Sales Restrictions:

7-Eleven has stated that it does not intend to sell beer or other alcoholic beverages at the property and consents to a condition of approval with that limitation.

Deliveries:

As a corporate-owned facility, deliveries are not made on a regular basis without first determining whether a delivery is in fact needed. Instead, deliveries are managed and scheduled for site-specific needs, whether that need is for potato chips, gasoline, or coffee supplies, in order to ensure that there is employee availability to stock those deliveries as well as adequate storage space for the items.

Based upon decades of experience and size of the store, the expectation is that there will be 10-15 box truck deliveries and 2 trailer sized deliveries per week for store items. 7-Eleven anticipates fuel deliveries to be no more than the average number of deliveries of the other gas stations in area. 7-Eleven agrees that all deliveries shall be made between the hours of 5 a.m. and 8 p.m., unless emergency conditions (such as impending storms or power outages) require such deliveries be made outside those hours. 7-Eleven endeavors to avoid morning and evening peak hour deliveries, with most deliveries occurring in the midday hours when the site is least utilized.

Site Management:

7-Eleven will actively manage operations and displays on the property. Propane canisters will be located in a secured cage requiring employee key access. Ice will be sold exclusively inside the building. Seasonal merchandise such as firewood or plants will be displayed in an orderly manner and secured inside the building after dusk. The dumpster enclosure will remain secured unless actively being used.

Security:

The building and site have been designed in accordance with 7-Eleven's corporate design goals to ensure safe operations. The "fishbowl" concept includes clear lines of visibility into the store from the street, pumps and parking areas and appropriate interior and exterior lighting levels. In addition, the corporate policies outlined in the safety brochure previously submitted (such as limited cash in the register, employee training, and lack of employee access to the store safe) will be strictly followed. As described during the public hearing, the store will be fully equipped with an alarm system and multiple security cameras with views to the pumps, parking lot, and dumpster area. No loitering signs will be posted at the property and fully enforced.