

## Ginsberg, Jeremy

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**From:** lssdarien <lssdarien@optonline.net>  
**Sent:** Monday, November 16, 2020 2:50 PM  
**To:** stephen.olvany@cbre.com  
**Cc:** DrienPZC@darienct.gov; Stevenson, Jayme; Ginsberg, Jeremy; jenniferleahy@gmail.com; LTWarble@gmail.com; carakate@gmail.com; Louisa Calka; Paul Barbara; kvance@halstead.com; robin01@optonline.net; David@davidssmith.net; Bock.terry@gmail.com; ritabailey@aol.com  
**Subject:** 7-Eleven Opposing voices  
**Attachments:** Leaflet pdf.pdf

November 16, 2020

Mr, Stephen Olvany  
Chairman Planning and Zoning Commission  
Darien Town Hall  
2 Renshaw Road  
Darien, CT 06820

Dear Mr. Olvany:

I was one of the several Darien residents who patiently sat for 3 hours on the November 10th meeting that you presided.

It was very concerning to several of us to realize that the Town officials ARE entertaining the 7-Eleven project and that the general public (the Darien taxpayers) had not been made aware of it.

Do Town officials and the Commission you preside realize what detriment this unsuitable business will be for Darien?

Post Road is a congested 2 lane street. How will the Town handle the additional traffic that this 6 pump (12 filling stations) with all its freebies will bring? Their aggressive marketing App, and the help from Waze and Google maps along with highway signs will encourage I-95 traffic traffic into Town!

What about their glaring 24hr. lights, and the long list of variances for larger and bigger signs? How will Town officials justify hurting the long time establishments that serve our in Town and that are mandated to go dark after certain hours?

Sure the Tax revenue that this type of business generates must be attractive, but is it worth above the safety, quality of life, and character of the Town?

The Town officials are setting a dangerous precedent. Are Taco Bell or McDonald's next?

What message is the Town sending to investors by allowing such an unsuitable business in our Town? Will those actions attract other investors like 320 BPR Holdings or will they be the last ones that will consider our Town as an attractive place to invest in future projects?

You are in a market that understands what "location" means. Does the negative impact that this type of unsuitable business will have on surrounding neighborhoods been considered? What about those families that reside at Birch, Richmond, Sylvan, roads to name a few, Sedgwick, Pine Brook, Darien Close and Villager Pond Condominiums? Do they matter?

We oppose this project, we will voice our discontent and believe that we should stand against it. We are sparing no effort to reach out to you and those responsible for Darien in whose hands is the power to deny such an aberration.

Sincerely,

Luisa Spear  
[ls@lssconsultant.com](mailto:ls@lssconsultant.com)  
(203) 655-1908  
(203) 722-6930

# NO 24 HOUR



IN



## ACT NOW AND OPPOSE A 7-ELEVEN IN DARIEN!

OBJECT THE CONVERSION OF THE CURRENT DUCHESS SITE ON 306 POST ROAD TO A 24/HOUR GAS STATION WITH 12 FUELING POSITIONS, A CONVENIENCE STORE LIT FOR 24 HRS, A GIANT 48 SQUARE FOOT SIGN, AND A POLE SIGN THAT WILL BE A DETRIMENT TO DARIEN WITH LASTING AND NEGATIVE EFFECTS

### ASK OUR TOWN OFFICIALS TO EXPLAIN:

- WHY A SIXTH GAS STATION ON POST ROAD?
- HOW DOES A BUSINESS SUCH AS 7-ELEVEN "SERVE" THE COMMUNITY?
- WHY ARE THE NUMEROUS VARIANCES BEING CONSIDERED BY THE ZONING BOARD OF APPEALS?
- WHY HAS THIS PROJECT INITIATED IN AUGUST 2020 BEEN KEPT AWAY FROM THE PUBLIC KNOWLEDGE?

**As pledged by our First Selectman Darien must be maintained "...a highly desirable small New England town with its quality of life. Therefore, safety should not be second to Tax revenues.**

*As stated by 7-Eleven personnel, crime is at the forefront of operations and the heighten security measures outlined in the November 10 Town meeting are necessary for a 24-hr. business proving that it will impact Darien's safety.*

A concerning precedent is being set by our Town officials by considering franchises such as 7-Eleven in Darien and inevitably will **deface Darien's character.**

Substantial traffic increase on the 2-lane Post Road will be promoted by the 7-Eleven app, glaring signs, Waze and Google maps diverting I-95 traffic to town.

### SEND YOUR E-MAILS TO THE FOLLOWING DARIEN OFFICIALS:

- Jayme Stevenson, First Selectman at: [jstevenson@darienct.gov](mailto:jstevenson@darienct.gov)
- Stephen J. Olvany, Chairman P&Zoning Commission a: [DarienPZC@darienct.gov](mailto:DarienPZC@darienct.gov)
- Jeremy Ginsberg, P&Z Director at: [jginsberg@darienct.gov](mailto:jginsberg@darienct.gov)

Sign Our Petition at: <http://chnng.it/VwtwV5HfPd>

## Ginsberg, Jeremy

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**From:** Lisa Washburn <lisa.j.washburn@gmail.com>  
**Sent:** Monday, November 16, 2020 6:12 PM  
**To:** Ginsberg, Jeremy  
**Subject:** Strongly Against 7-11 proposal for Dutchess location

To whom it may concern/ Planning & Zoning Commission,

I am strongly against the siting of a 7-Eleven convenience store and gas station where the current Dutchess restaurant is. Clearly, there is a demand for a more permanent food location there, as I had gone there even as a teenager from Wilton, and it has survived 30+ years! Besides this, there are several other gas stations and convenience stores literally within a few hundred feet of this location, which are not crowded now as far I have ever seen, and there are two massive rest stops within a mile both directions on I-95. I am sure there have been drainage studies done, but it seems to me just intuitively that such a large amount of asphalt immediately next to I-95 will be a problem.

Most importantly, as others have mentioned in other letters, why would we encourage 24 hour traffic in the middle of the night, when there is the potential for elevated levels of crime. Even the gas station just up the road has been burgled I believe at gunpoint several times over the last few years. Due to this site's proximity to I 95 for a quick escape, coupled with all night hours, why on earth would we want to encourage late night activity (higher proportion of crime possible) right in the heart of our beautiful and safe town? Note: our police would be required to monitor this site all night, pulling them away from other incidents happening around town. Why put them in this position?

I would not want the Committee to think that only people living in the immediate vicinity care deeply about this issue. I actually do not live right near this area - I am up north on Mansfield Avenue, but I have a number of friends who live in the immediate vicinity, and we have always been very happy that the neighborhood, despite its convenient proximity to the Post Road, was extremely safe, and our children could walk to stores and restaurants etc. easily from Birch Road. I would hate for that to change given the type of activity that is likely to happen at this 24 hour 7-11. There is a reason that the gas stations in the Noroton Heights area close down at 10 PM. Generally, nothing good happens during late night operations, or at least one can say that there is a much higher potential for crime and illicit activity during the overnights. We should be catering to Darien local customers, and this 7-11 idea has no need or appeal to local Darienites, who would and should gladly frequent local establishments during daytime hours. This is not needed or wanted.

Please vote "NO" for the siting of this 7-11. Thank you for you time!

Best regards,

Lisa Washburn & family  
459 Mansfield Avenue  
Darien, CT 06820

## Ginsberg, Jeremy

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**From:** Niels van der Kloot <niels@vdkme.com>  
**Sent:** Monday, November 16, 2020 7:14 PM  
**To:** Stevenson, Jayme; Ginsberg, Jeremy  
**Subject:** PROTEST 7 ELEVEN

Dear Ms. Stevenson,

Dear Mr. Ginsberg,

My wife and I are residents of Darien and we live on 9 Sylvan Rd and we are writing to formally protest the proposed plan for 7 Eleven to replace Duchess on the Post Road. In addition to being residents, I am a business owner with offices at 50 Old Kings Highway North.

We live (and I work) about 1.5 miles from this location and are deeply concerned about the additional traffic that this is going to create on and off of the exit in addition to added security concerns that will be brought to our neighborhood because of the nature of this business being a 24 hour convenience shop.

Most importantly, having a 7 Eleven on the Post Road in Darien does not fit within the towns character and could impact home values in the immediate area, which includes our home as well.

We trust that this location will be better used for something less detrimental to the towns security, traffic and character than a 24 hour convenience store.

Sincerely,

Niels & Andrea van der Kloot

## Ginsberg, Jeremy

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**From:** Alison Gerstell <gerstell@gmail.com>  
**Sent:** Monday, November 16, 2020 10:58 AM  
**To:** Ginsberg, Jeremy; Ginsberg, Jeremy  
**Cc:** David Smith  
**Subject:** Proposed 7-11 and 12 pump gas station at 306 Post Road

Dear Mr. Ginsberg,

I have lived at 26 Birch Road for over twenty years. During that time my family and I have dined or gone through the drive-through at the Dutchess many times. I can tell you from first hand experience that making a left hand turn out of that driveway on to the Post Road is extremely dangerous. I vehemently oppose the 7-11 proposal for that space.

The town of Darien prides itself on its small town charm. We do not have big box stores, so why would we want a 7-11? Aside from this there are many other reasons why the 7-11 proposition should NOT be passed:

1. Traffic:

The traffic pattern to 95S from the Post Road was changed about a year ago making more congestion and frankly, confusion on the Post Road just before the Dutchess entrance.

As previously mentioned, the left hand turn out of the Dutchess is dangerous.

The Post Road tends to flood in that area during heavy rain (such as last night).

If there is an accident on 95S cars already tend to jam the Post Road during rush hour.

Traffic from Trader Joes, just a block away, is already problematic.

Sometimes it takes almost ten minutes to turn onto the Post Road from Birch.

We do not need more congestion on residential streets near the Dutchess, such as Richmond Drive, Point of Woods and Birch Road.

2. Surplus of gas stations:

There is a Mobil station with a mini-mart just off the Exit 13 of 95S.

There is also a BP and a Shell station within 1/2 mile of the proposed 7-11 site.

There are two roadside rest stops on 95 from exit 10 to 13 each with multiple gas pumps and food offerings.

3. Safety:

With 24 hour service, bright lights and a large sign the 7-11 will attract more people off the highway than the Dutchess ever did.

7-11s are known for their transient clientele.

There are no other 24 hour gas stations or stores in Darien and we all know that nothing good happens after midnight.

I hope that the Darien P&Z commission will reject this proposition, keep our town free of big box stores and hopefully help alleviate some of the growing traffic problems.

Many thanks,

Alison Gerstell Smith  
26 Birch Road

## Ginsberg, Jeremy

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**From:** Christina Stoops <christinastoops@gmail.com>  
**Sent:** Monday, November 16, 2020 2:16 PM  
**To:** jstevenson@dareinct.gov; Ginsberg, Jeremy  
**Subject:** Proposed 7-Eleven (Duchess location)

Dear Jaymie and Jeremy,

I am writing this note to express my great dismay at hearing that 7-Eleven may be opening at the current Duchess location on the Post Road. I have lived in the nearby neighborhood off of Birch Road for over 20 years. I attempt to turn onto the Post Road off of Birch multiple times a week and it is consistently difficult and harrowing. Turning left takes considerable time and even turning right can be dangerous because there is a constant flow of traffic. Being so close to the box stores and Exit 13 makes this section of the Post Road constantly busy. I can't imagine what having a 7-Eleven will add to an already dangerous and busy road. In addition, the way that this property's entrance/exit is located so close to the entrance of I-95 South and the corresponding stop light, makes this area particularly concerning. A 7-Eleven will also draw more traffic off of I-95 potentially creating even more congestion along this corridor leading into town. Has a traffic study been conducted because the flow for this section of road around the I-95 entrance is clearly problematic without adding a convenience store?

Finally, it is concerning that our beautiful town is considering a convenience store like 7-Eleven which runs 24/7. It is not in keeping with our town character and is not necessary. The Exit 13 Mobil is satisfactory and there are several fast food options just up the road.

It is my hope that this project has not been approved for all of these reasons. My husband, Bill Stoops, and I are completely opposed to a 7-Eleven moving into the Duchess location.

Thank you for your consideration.

Christina and Bill Stoops  
11 Woods End Road  
Darien, CT

**Doneit, Fred**

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**From:** Karen Cummins <krcummins1212@gmail.com>  
**Sent:** Monday, November 16, 2020 10:34 PM  
**To:** DarienPZC  
**Subject:** Plans for a 7-11 to replace Duchess Restaurant

Dear P&Z Chairman Olvany,

We were concerned to hear tonight that apparently Darien is considering authorizing the construction of a 7-11 in the lot where Duchess Restaurant currently resides. We were unaware of these plans, and we are VERY opposed to this idea.

We have lived in Darien for over 14 years, and a big part of our desire to live here is for its small-town New England charm, its school system and the town's safety record. The addition of a 7-11 just off the highway (not far from where we live near the Norwalk border) will likely invite significant out-of-town vehicle traffic off of I-95, increase traffic and congestion in town with travelers who opt to take Route 1 and raise the potential for criminal activity should the store be open 24/7.

We sincerely hope you will find alternative options to fill the space that will produce tax revenue AND maintain the safe and charming ambience and reputation of our lovely town.

Sincerely,

Karen & Anrold Cummins  
19 Point O Woods Rd South