

Ginsberg, Jeremy

From: Ryder, Douglas A. <douglas.ryder@kirkland.com>
Sent: Wednesday, November 18, 2020 3:53 PM
To: Ginsberg, Jeremy
Subject: 7-11

I am a resident of Darien and am writing to you in opposition to the proposed building of a new 7-11 superstore where the Dutchess is currently located on the Post Road. This will adversely affect the community in a host of ways - substantial additional traffic in an already busy area which leads to more pollution, accidents and general delays. It takes business away from local businesses which we should be supporting. It will not create any meaningful jobs for the community. It leads to greater crime potential given the 24/7 nature. It brings more transients into town in a residential area. It is inconsistent with the broader community plans recently proposed and supported broadly by town members. And it does not provide any service which we as a town currently need. It will also be an eyesore in an area that has made some nice improvements of late.

For this and many more reasons I am strongly opposed and demand a public hearing on this where town members can raise objections. This project should not proceed in the face of strong opposition and any new development in place of the Dutchess should be widely supported by town residents.

Doug Ryder

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Ginsberg, Jeremy

From: Jessica Thompson <jessthoms50@gmail.com>
Sent: Wednesday, November 18, 2020 2:04 PM
To: Ginsberg, Jeremy
Subject: Opposition to Proposed 7 Eleven

Dear Mr. Ginsberg,

My name is Jessica Gruhler. My husband and I live on Birch Road with our three boys. It is a wonderful street and neighborhood with lots of families and young children. You will always find kids playing at their neighbor's homes across the street, or down the street, or in their own driveway or front yard. I am writing to express our considerable opposition to the proposed 7 Eleven gas station development on the Post Road.

Two constants during our time on Birch Road have been increasing traffic and speeding cars. We, and other residents, have repeatedly expressed our concerns about speeding cars to First Selectman Stevenson and the Darien Police Department. We already have two speed humps to address speeding issues but were still in correspondence with Capt. Robert Shreders this past September about adding more. As our street is a cut through between the Post Road and Brookside Avenue, the issue of vehicular traffic is nothing new. Traffic apps, such as Waze and Google maps, have added to the trip counts on Birch Road by identifying it as a cut through between 95 and the Merritt Parkway - when 95 is backed up there is a parade of cars coming onto Birch Road from the Post Road. The addition of a 7 Eleven would no doubt increase the number of cars on our street. Similarly, the addition of a 7 Eleven would make turning onto the Post Road from Birch Road more difficult and hazardous. Cars heading west on the Post Road already often behave like it is a two lane road, making a left turn onto the Post Road from Birch Road a treacherous proposition. With an increased number of cars making a left into the proposed 7 Eleven there is likely to be cars passing them on their right, exacerbating this problem.

In addition to traffic and speeding cars, the Birch Road neighborhood has experienced several incidences of car break ins. In conversations with police the proximity of the neighborhood to I-95 was noted as a key reason why the area is an attractive target for crimes like this. Needless to say, 7-Eleven's own admissions about the frequency and nature of the crime issues their 24 hour stores face was alarming in this context. The proposed development will bring more crime to a neighborhood that was already an attractive target.

In conclusion, the proposed development of the 7 Eleven, 24 hour gas station/convenience store would be a **detriment** to our neighborhood and town. For the safety and well-being of all our residents, please oppose the development of 7 Eleven.

Kindly,

Jessica Thompson Gruhler
20 Birch Rd

(310)663-4887

Ginsberg, Jeremy

From: Christian Johnson <cjohnson92@gmail.com>
Sent: Wednesday, November 18, 2020 12:49 PM
To: Ginsberg, Jeremy
Cc: Stevenson, Jayme
Subject: Proposed Development of 306 Boston Post Road: 7-Eleven - Public Comment

Dear Planning & Zoning Commission:

My name is Christian Johnson, resident of 4 Point O' Woods Road, Darien CT. I have severe concerns about the proposal to construct a 7-Eleven convenience store, quick service restaurant and gas station complex at 306 Boston Post Road.

My first major concern is around safety. This particular property is very close to a residential neighborhood with many young families with small children. Convenience stores are well known to be substantial attractors of a criminal element due to the following:

- the small number of employees per store makes it difficult to stop or deter criminals
- the extended hours (especially 24 hours establishments) of many convenience stores present more opportunities when few customers and/or witnesses are present
- the smaller size of the stores makes it easy for criminals to quickly navigate the floor plan and enter and exit close to the cash register
- the majority of purchases are in cash as opposed to electronic transactions, leading to a relatively large amount of cash (often minimally secured) at any point
- the proximity of easy escape routes using major highway arteries
- the propensity to loiter

The 7-Eleven asset protection specialist who spoke at the November 10th P&Z meeting did not instill a lot of confidence in the safety of the proposed development with multiple references to "panic alarms" and "hold up alarms". There is no question in my mind that this site will be a target for crime and the Darien Police seem to concur. Please see links in the addendum for additional press coverage of convenience store safety issues.

My second concern is around traffic and congestion. The 7-Eleven site will definitely increase the volume of vehicles on Boston Post Road and the use of Birch Road, Point O Woods Road and Richmond Drive as access points to the proposed development. That area of Boston Post Road is currently a highly congested area with many actual and near traffic accidents. The left turn out of Birch Road onto Boston Post Road is already quite difficult and the queue during peak rush hours is likely to stretch for multiple cars causing people to take risks after a several minute wait. 306 Boston Post Road, which is directly off I-95, will also draw a lot of transient traffic, both commercial and passenger vehicles. As a national brand, 7-Eleven has invested heavily in its own location based app to attract more and more customers. During periods of heavy traffic on I-95, I can envision travelers, after stopping at 7-Eleven, to employ various GPS location apps to navigate through downtown Darien to avoid the highway. This will affect all parts of Darien and not just the eastside of town.

The major consumer beneficiaries of this development are not going to be Darien residents but rather a transient population that will exit I-95. There are already major highway rest stops on both the northbound and southbound sides of I-95 that can service the long haul drivers. A "truck stop" style 7-Eleven will create an unsafe environment and stress Darien's public infrastructure (roads, police, etc.) for the primary benefit of non-residents. It's also worth noting the proposed development will actually draw 3 different types of consumers: drivers looking to gas up, people looking for convenience store items (lotto tickets, cigarette, soda, snacks) and diners for the proposed on-site quick serve fried chicken restaurant concept "Raise the Roost". This 24-hour multi-use location will definitely increase congestion in the

area with travelers that don't have the care of duty or the incentive to drive as safely as members of the local Darien community.

I also find the proposed development concerning because the applicant's plan requires multiple changes to our local regulations to make it legal and feasible. It is clear to me and many other residents of Darien that this process is completely backwards and the applicant is starting with a desired end result and managing all the analysis to support its narrative. The traffic estimates by the applicant's consultant, McMahon Group, are based on imprecise assumptions and lack credibility to anyone who lives or travels in the area. The McMahon consultant was less than convincing (even to himself it seemed) that the predictive data would comport with what might actually happen on the roads.

Here are a couple pointed questions for the P&Z Commission. Is it appropriate to have a 24 hour establishment within 100 yards of a quiet residential street? What other businesses in Darien are open 24 hours? Has Darien been missing this type of amenity in the last 30 years? Who is going to benefit most from this development, Darien residents or non-resident I-95 commuters? Are you comfortable introducing an increased level of crime to the town so close to a residential area?

I urge you to vote NO on this development.

Respectfully,
Christian R. Johnson

Addendum:

https://www.newhavenindependent.org/index.php/archives/entry/7-eleven_plan_troubled_neighbors/

<https://www.google.com/amp/s/abc7ny.com/amp/issa-mask-requirement-connecticut-policy-stamford-mobil-robberies/7248508/>

<https://www.google.com/amp/s/www.nbcconnecticut.com/news/local/police-charge-2-in-norwalk-armed-robbery/1969208/%3famp>

<https://www.google.com/amp/s/www.thehour.com/news/amp/Police-investigate-fourth-armed-robbery-in-two-10865862.php>

https://www.google.com/amp/s/www.latimes.com/archives/la-xpm-1995-08-31-fi-40907-story.html%3f_amp=true

<https://www.ncjrs.gov/pdffiles1/nij/grants/173772.pdf>

Ginsberg, Jeremy

From: Christopher Gorman <chris@soundwatchnews.com>
Sent: Wednesday, November 18, 2020 12:04 PM
To: Ginsberg, Jeremy; Stevenson, Jayme
Subject: 7-11 in Darien

Jeremy/Jayme,

I have to say I would strongly oppose this proposal and wanted to log the opinion of Sound Watch News with you both.

https://www.change.org/p/7-eleven-act-now-and-oppose-a-7-eleven-in-darien?recruiter=1164526477&utm_source=share_petition&utm_medium=email&utm_campaign=share_email_responsive&recruited_by_id=5a016d70-27bc-11eb-bf8b-5948ced67a92

I hope you are both keeping healthy and well.

Best
Chris

--
Chris Gorman
Sound Watch News
Publisher
P.O. Box 884
Darien, CT 06820
www.soundwatchnews.com
www.OneVillageNow.com

See our latest issue here:
<https://online.flippingbook.com/view/805624/>

Ginsberg, Jeremy

From: Gerry Esposito <esposito@newbury-partners.com>
Sent: Wednesday, November 18, 2020 11:15 AM
To: Ginsberg, Jeremy
Cc: 'Rebecca Esposito'
Subject: Letter regarding 7-11 Opposition

Mr. Ginsberg,

I hope you are doing well, please accept this letter to formally oppose the 7-11 development efforts on the Post Road. We have been residents of Birch Road for 19 years. We oppose the project due to traffic and crime concerns.

Traffic –

The Post Road has very heavy traffic at all hours and taking a left out of Birch Road to access I-95 South is treacherous on a good day and impossible on a bad day.

I work in Stamford and must make this left turn daily, many times I cannot turn left and am forced to make a right turn and navigate through town to get to the highway.

The applicant's traffic study needs to adjust the traffic counts even higher to account for reduced traffic resulting from COVID.

The applicant's study should also consider the high speed at which cars are traveling on the Post Road. This puts residents making the left turn out of Birch Road at significant risk.

To increase the traffic counts higher which would result from this business is reckless.

Crime/Safety –

Birch Road and the surrounding streets are already a crime target – one of my cars was stolen from my driveway and there have been many break ins to cars and residences. The proximity to I-95 and the easy in /out of the neighborhood makes it

extremely appealing for opportunistic thieves. Adding a high volume 24/7 business connected to a major highway entrance ramp is also a recipe for disaster.

We strongly oppose this project and certainly hope are elected leaders will hear our concern.

Thank you for your time.

Best,
Gerry and Becky Esposito
11 Birch Road

Ginsberg, Jeremy

From: John Turner <john.jaturner@gmail.com>
Sent: Wednesday, November 18, 2020 11:12 AM
To: Ginsberg, Jeremy
Subject: 7/11 Safety Concerns

I am writing to voice my grave concern over the proposed 7/11 store/restaurant/gas station on the Post Road "Duchess" site that is to operate 24 hours each day. This will result in many hundreds of additional cars driving each day on an already congested two lane road. This will result in many accidents as cars turning left to enter 7/11 will be illegally passed on the right. Additionally, exit 13 was never built to accommodate significant exit volume left onto the Post Road. The game of "chicken" is often played out as drivers vie for advantage entering the southbound lane. Further, our neighborhood will be subject to more crime as outside eyes survey our town 24 hours each day. This cannot happen. Darien is a safe town and should stay that way.

John and Kathleen Turner
20 Point O Woods Road
Darien, CT 06820
203-202-7085

Ginsberg, Jeremy

From: Sarah Godshaw <sarahkreiner@mac.com>
Sent: Wednesday, November 18, 2020 9:28 AM
To: Ginsberg, Jeremy
Subject: NO to 7-11

To whom it may concern -

I am a resident of Darien and would like to voice my opinion AGAINST the proposal for a 7-11 on Post Road. There is absolutely no need for another c-store in this town. There is a Mobil & Sunoco as close as 900 feet from this location.

This will increase traffic on post road and infiltrate the town with something we do not need. What we need is more local shops, perhaps something like a Chopt or Sweet Green might be more beneficial for this community. Not slurpees and roller hot dogs.

Sarah Godshaw

Ginsberg, Jeremy

From: Christopher Burnes <burnes@windrose.com>
Sent: Wednesday, November 18, 2020 4:17 PM
To: Ginsberg, Jeremy
Cc: Carolyn Burnes
Subject: 7-11 Concerns

Hello,

I have some serious concerns regarding the most recent plans regarding the 7-11 in the Duchess location.

Traffic

- 7-Eleven's proposal will draw hundreds of incremental vehicles off of I-95 every day to intersections already nearing capacity
- Given existing traffic patterns on Boston Post Road near Exit 13 this incremental traffic will create hazardous road conditions
- This will in effect create a 3rd rest stop off I-95 in Darien but next to a residential neighborhood, with the likelihood of additional congestion in downtown Darien
- 7-Eleven's proposal will cause a step change increase in traffic in and out of the Duchess site

Safety

- Darien Police Department data shows 77 accidents in the immediate vicinity of the Duchess site during the last 3 years ... imagine what will happen when traffic in and out of that property more than doubles
- Darien Police Captain has already noted that a 24 hour convenience store immediately off I-95 will be a target for crime ...

Darien Zoning

- 7-Eleven is proposing to change local Darien zoning requirements to provide services which we already have
- The proposed zoning modifications could cause other gas stations in town to add low cost fast food
- Historically, Darien has provided certain approvals for comparable businesses but with strict limitations on operations
- No other convenience store in town is permitted to operate 24 hours per day

Community

- 7-Eleven's proposal is not consistent with the Town of Darien Strategic Plan as it would provide redundant services and no incremental job growth
- Based on the public record, local businesses and residents most impacted by the proposal are uniformly against it ... there is no public support from any Darien constituent

Best,
CJ

CJ BURNES
PARTNER

WINDROSE HEALTH INVESTORS

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212.887.2115 | BURNES@WINDROSE.COM

[WEBSITE](#) | [VCARD](#)

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Ginsberg, Jeremy

From: Ken Becker <eph1999@yahoo.com>
Sent: Wednesday, November 18, 2020 9:50 PM
To: Ginsberg, Jeremy
Cc: DarienZBA; Stevenson, Jayme
Subject: Opposition to proposed zoning regulations at 306 Boston Post Road

Dear Mr. Ginsberg-

Hope this note finds you safe and well. We are writing to express our opposition of the currently proposed amendments to zoning regulations to accommodate a 7 Eleven at 306 Boston Post Road, Darien CT. We respectfully request the P&Z Commission and related town bodies carefully review the traffic impacts of the proposed multi-use site.

We confess that we are not experts in traffic analysis, but as local residents (less than one mile from the proposed location) with young kids, we can share our first-hand knowledge of the demonstrable traffic issues in the area. These issues will only be exacerbated by permitting the amendments of current zoning provisions in order to accommodate 7 Eleven's proposal. Simply set up a video on any given weekend – especially when I-95 has any semblance of a traffic slowdown.

It is important to note that the traffic study that was conducted was predicated on weekday analysis. The traffic study neglected to consider weekend data, especially when local business' such as the Splash Car Wash and the Darien Diner are both open and add to the volume of traffic that directly impacts that area. The study also neglects to include peak time periods for surrounding businesses such as Home Depot, Costco, Walmart, and HomeGoods. These are customer intense businesses that rely heavily on automobile traffic located near exit 13 of I-95.

We've tried as a family to walk or ride bikes to the Darien Diner on weekends and have all but given up as the level of traffic leaving the highway to access local business' make the trip too dangerous. The number of near misses given all the traffic simply aren't worth it – and this is using the sidewalk!

We strongly urge the P&Z commission to fully evaluate the full impact of the proposed amendments as we believe a proper assessment of the overall traffic conditions will demonstrate an already overwhelmed traffic pattern. Risks to all members of our community are increased if the proposed amendments to the zoning requirements are granted to support one particular business above the needs of the greater community.

Thank you for your time and consideration.

Respectfully,
The Beckers
19 Richmond Drive

The public record for this proposal clearly demonstrates that none of the conditions exist.

Conclusion

Taking all this into consideration, the 7-11 proposal will negatively impact safety, increase crime, and exacerbate already-extant traffic difficulties on the Post Road. All for no benefit to town. I strongly encourage the P&C to reject all proposed amendments and to not provide a permit for this application.

Sincerely,

Michael and Jennifer Cippoletti

29 Point O Woods Road

Darien, CT

MC

Michael Cippoletti
203.914.4287 - mobile

Darien's Captain Shreders also commented that any 24-hour convenience store with easy access to I-95 will be a target for crime at some point. This risk will force the Darien Police Department to dedicate more resources to the 7-11 vicinity at the expense of other current operations in town. 7-11's own proposed layout exacerbates this risk because the only windows open out to the I-95 on ramp. This defeats 7-11's own safety plan by neutering its "fishbowl effect" which is supposed to reduce this risk. 7-11 can't claim it has a strategy to mitigate potential crime and then design a building which directly thwarts that supposed strategy!

I hope P&Z solicits the Darien Police Department's view on required resources as a result of this project and how that will affect its ability to maintain current operations around town.

Community

I am confident the P&Z record will show there is no or virtually no public support from any Darien constituent. Darien already has plenty of gas stations near Exit 13 and we have access to established and enormously successful fried chicken restaurants at Chick-Fil-A and Popeye's.

PZC Prior Resolutions

PZC has previously approved permits/special permits for convenience stores inside of gas stations. Those were all stipulated some critical operating constraints including:

- Operations limited to 6 a.m. to 10 p.m.
- No sale of any alcoholic beverage
- No on-site food prep
- No lottery machine

These prior approvals were also based on the following assumptions:

- No increase in traffic congestion in the area
- No creation of unsafe traffic conditions in the area
- No discouragement for the appropriate development of adjacent buildings

- Encourage adaptive reuse of existing buildings and structures
- Enhance the function of the roadway through access management in business areas
- !Seek to limit business impacts and intrusions on adjacent residential properties and streets!

This 7-11 proposal seems to be the antithesis of what P&Z should be supporting - it is actually the exact kind of development from which P&Z should protect Darien residents. No aspect of this proposal conforms to PZC's own POCD.

Traffic Impact

The 7-11 project will draw hundreds of incremental vehicles off I-95 and from elsewhere every day further congesting the one-lane-in-either-direction Boston Post Road and intersections near Birch Road – !where our kids often walk and where local residents push their children's strollers!. This additional traffic will exacerbate existing hazardous road conditions along Boston Post Road.

7-11's own traffic estimates show that trips to and from the Duchess site will more than double. Virtually all of this incremental traffic will come from and return to I-95 in effect creating a 3rd Darien rest stop along I-95 - !where our kids often walk and where local residents push their children's strollers!. Remember that these are the best possible projections to support this plan. Actual numbers are likely to be far worse.

Furthermore, the 7-11 analysis shows that the project cannot handle peak hour traffic from its opening day. The revised Capacity Analysis Summary dated 11/3/20 shows average delay for exiting vehicles of nearly 4 minutes and the driveway will be at 119% of capacity. One can only wonder how nasty our traffic congestion would become – and it would get even worse if these estimates - prepared by the applicant - are too low.

As I and members of my family walk and drive the potentially-impacted Birch Road intersection and Post Road area AT LEAST a few times every day, I strongly hope the P&Z will not approve a project knowing that on day 1 it will face fixed operating constraints.

Safety

Darien Police Department data showed that there have been 77 motor vehicle accidents in the vicinity of the Duchess site over the past 3 years. Furthermore, before Trader Joe's adopted a right turn only exit, motor vehicle accidents at that driveway seemingly occurred almost every week. The increase in traffic from the 7-11 project will lead directly to more accidents along Post Road. Many of the incremental drivers and passengers hurt or killed will be Darien residents. This safety risk will also hinder the ability for other businesses to thrive and attract customers.

7-11 says in its application that “the last substantive revision to Section 1056 was undertaken over 30 years ago”. Why hasn’t Darien’s P&Z modified these regulations in over 30 years? Because our town has not and does not need to! Darien has a thriving service sector without any of these changes.

If it ain’t broke, don’t fix it.

Darien Zoning

Darien’s Zoning Regulations Section 750 describes the town’s Service Business Zone:

Background and Purposes. This zone is intended to provide, in appropriate areas, for certain types of business uses which service a community need or convenience. It is the intention of these Regulations to protect and preserve existing SB districts for the continued provision of such services in a manner which will not be detrimental to the surrounding residential areas.

Within 0.5 miles in each direction of Exit 13, there are already 6 gas stations along Post Road. Most of these have convenience stores included. Therefore, the proposed 7-11 is not serving any community need or convenience. It is redundant and harmful to longstanding, competitive businesses.

As importantly and as evidenced on the P&Z record by the local outcry of impacted residents, the proposed 7-11 will be detrimental to the surrounding residential area. Since learning of this project less than a week ago, I have spoken with dozens of other Darien residents. 100% oppose this plan – I have not heard one voice of public support for this plan.

It is clear that Section 750 of Darien’s Zoning Regulations does not provide for this proposal.

Darien Plan of Conservation & Development

This 7-11 proposal is not consistent with Darien’s 2016 Plan of Conservation & Development (POCD). Importantly, P&Z is the designated Leader for the following business development policies among others:

- Keep future commercial development with the existing small-town New England character of Darien

Ginsberg, Jeremy

From: Michael Cippoletti <mcippoletti@yahoo.com>
Sent: Wednesday, November 18, 2020 9:04 PM
To: Ginsberg, Jeremy; Jennifer Cippoletti; Doneit, Fred
Subject: Opposition to 7-11 from Darien Resident

Dear Planning and Zoning Commissioners,

I am writing to respectfully oppose all zoning amendments requested by 7-Eleven for its proposal at 306 Boston Post Road, and to oppose any permits for the same.

The 7-Eleven ("7-11") proposal will negatively impact safety, increase crime, and exacerbate already-extant traffic difficulties on the Post Road.

The proposal is (a) unworkable with Darien's local zoning regulations and (b) inconsistent with Darien's Plan of Conservation and Development. Furthermore, 7-11's own traffic analysis demonstrates the material negative impact this project would have on the local community.

7-Eleven's Changes to Darien Regulations

7-Eleven is requesting that P&Z amend Darien's local regulations to pave the way for its detrimental effects. None of the amendments address any need in our town's economy.

Darien's economy already supports multiple gas stations with and without convenience stores, and multiple quick-service restaurants. All of these businesses operate successfully without any of the changes proposed by 7-11. The changes requested by 7-11 will benefit only 7-11 but cause material harm to residents and existing businesses.

The proposed changes to Sections 210, 755, 904 and 1056 would alter the playing field for the many gas stations and quick-service restaurants successfully operating competitively in town. These changes could "move the goalposts" against current tax-paying businesses so that many could go out of business. In exchange for the future blight of abandoned gas stations along Post Road, Darien will receive no change in services already provided.

Darien is clearly "open for business" as evidenced by all the new and diverse development in the immediate vicinity of Duchess: two fitness studios, a family restaurant, new corporate tenants, and a gourmet-to-go company. These represent national franchises, state oriented chains and local businesses. None required such special treatment.

For all of these reasons, I strongly oppose the application of a 7-Eleven gas station and I hope that the decision makers make the correct decision to reject such application.

Thanks again for your time and consideration.

Best regards,
Michelle Lee

Ginsberg, Jeremy

From: Michelle Lee <juleeyalie@gmail.com>
Sent: Wednesday, November 18, 2020 8:20 PM
To: Ginsberg, Jeremy
Cc: Stevenson, Jayme; DarienPZC
Subject: Opposition to the 7-Eleven gas station on Post Road

Hi Jeremy,

This is Michelle Lee, the owner and resident of 7 Berry Ln, Darien, CT 06820. Thank you for your time on the call today and I am writing to reiterate my strong opposition to the application of the development of 7-Eleven and 12 gas stations on the location currently occupied by Duchess.

As a mother of three boys, I drive down Post Road from the Darien train station intersection all the way up the Post Road to Norwalk almost on a daily basis for their various activities, shopping at Costco and other stores on Connecticut Ave. The traffic is not only heavily congested along the road, but drivers coming off of I-95 are prone to speed given that they were driving at highway speeds and without very conscious decision, it's easy for drivers to continue driving fast on local roads. As such, I am very concerned that building a 7-Eleven, especially with a large sign would attract transient drivers to stop in Darien and exacerbate the already problematic congestion and traffic issues along the Post Road corridor. I am also concerned that with a store/gas station that is open 24/7, the drivers at late hours will create danger (both in terms of traffic related and crimes occurring at or near 7-Eleven).

Secondly, as far as the 2016 Plan of Conservation and Development ("POCD"), which was adopted by the Planning and Zoning Commission, is applicable, I believe that 7-Eleven would be in conflict with one of the development strategies cited therein, including the vision statement: "Downtown and traditional neighborhood commercial centers or corridors, through scale, character and density should create a strong sense of place for living, shopping and dining and add to the vitality of our community." I cannot imagine how adding a gas station with a convenience market and a small chicken restaurant would support such vision. Other than transient visitors, eating at a small restaurant inside a gas station/convenience structure would not be an appealing option whatsoever for Darien residents.

In addition, one of the strategies of development is stated in the POCD is to "continue to undertake programs and projects which enhance community character and seek to prevent things that negatively affect character." There's even a specific reference to focusing on enhancing gateways. Whether through popular opinion, crime statistics, media portrayal of a 7-Eleven, adding a 7-Eleven to Darien's gateway (being very close to the border with Norwalk and also right off of I-95), would certain have a negative effect on the New England, small and safe town characters of Darien. 7-Eleven is an international chain of poor repute and even the Darien Police Chief had stated that any 24/7 operator would translate to higher crime in the area. A 7-Eleven and gas station is directly in conflict also with the existing Corbin District and Noroton Heights developments and would discourage potential promising businesses, retailers and restaurants from coming to Darien.

Finally, I am also concerned with how yet another gas station would affect the environment and the conservation efforts of POCD both directly and indirectly. A prominent and nationally recognized gas station may detract businesses from other smaller gas stations in town which may cause bankruptcy or shuttering of such existing gas stations which are already under severe economic strain from the Covid pandemic. If such a small gas station were to shut down, it may cause blight and environmental risks related to the gas tanks buried underground.

Thank you.

Kelly Stewart

24 Point O' Woods Road

Ginsberg, Jeremy

From: Kelly Stewart <kstewart06820@gmail.com>
Sent: Wednesday, November 18, 2020 8:03 PM
To: Ginsberg, Jeremy
Subject: 7-Eleven

Mr. Ginsberg and the Planning and Zoning Department,

I oppose 7-Eleven from opening on the Post Road. A few of my reasons are as follows:

- The traffic in and out of that area will be hazardous to an already busy thoroughfare.
- A twenty-four-hour location so close to the I-95 southbound on-ramp will draw crime patterns to the area.
- Entering I-95 south as well as the current southbound merge already require knowledge and expertise of the roads. In other words, heading south on I-95 at exit 13 is already a challenging piece of the highway.
- **There are several school bus stops in the immediate area which will cause concern for child safety.**
- **In general, there are many children living on those residential streets surrounding the current Duchess location, and adding yet another high traffic vendor will pose threats to their safety.**
- The driving issues in that area are already a concern. For example, many drivers do not realize where the single lane turns double. I am often the recipient of road-rage on that stretch of the Post Road. Often, a driver will aggressively pass me on either the left or right when the area does not allow for passing. That entire stretch is problematic. Adding a 7-Eleven will only make the area worse.
- Travelers on I-95 have the service plaza at their convenience, the local drivers and town residents have Mobil and BP within a heartbeat of that location, the food vendors in the area are more than available to offer quick food options. Walmart and Costco are less than 1/2 a mile away. Bertucci's, Chipotle, and Darien Diner are within steps of that location. Let the new Pasta Vida have a chance to get up on their feet. We do not need a quick stop food supply store or a gas station in that location when there are a multitude of existing options.
- The biggest issue is crime. We will literally be opening the doors to crime with a 24 hour 7-Eleven at that location. As we often hear from the Darien Police, by our school principals and administrators, and as we constantly remind our youth -- nothing good ever happens anywhere after midnight -- let along 3AM right along the path to I-95 south. Let's the walk the talk rather than offer new options and potential problems to our youth and our community.
- We would likely need to revamp that entire section on the Post Road just to allow a vendor such as 7-Eleven come in and control the space and the narrative - so to speak.
- The only ones benefiting from this deal would be the current Duchess owner and the 7-Eleven franchisee. Why should the children, youth, community as a whole, police officers, emergency response units, and residential drivers have to suffer the consequences so that these two entities benefit financially?

I can assure you, the police, fire, and Post 53 will be making more emergency calls to that current location if 7-Eleven moves into that space. We have plenty of shopping areas, gas stations, quick food supply chains on this end of the Post Road.

I oppose 7-Eleven from developing in that location and I certainly oppose any chain that remains open 24 hours. It's not a need for this area.

Ginsberg, Jeremy

From: Paul Dehmel <pdehmel@hotmail.com>
Sent: Wednesday, November 18, 2020 6:57 PM
To: Ginsberg, Jeremy
Subject: Planning & Zoning Commission - Evaluation of 7-Eleven Proposal
Attachments: Statement re 7-Eleven.pdf

Mr. Ginsberg:

In connection with the Planning & Zoning Commission's evaluation of the 7-Eleven proposal for 306 Post Road, please consider the attached.

Thank you in advance for your consideration of this submission.

Respectfully,

Paul Dehmel
18 Birch Road

Ginsberg, Jeremy

From: Beth Ladd <beth4687@gmail.com>
Sent: Wednesday, November 18, 2020 5:32 PM
To: Ginsberg, Jeremy
Subject: Proposed 7-Eleven on Post Road

To Whom it May Concern,

I am writing this email to express my concern about the proposed 7-Eleven that would take the place of Duchess on Post Road. My family and I live in the neighborhood off of Birch Road and I am very concerned about having a 24 hour gas station so close to our house. Our neighborhood is full of young children who ride their bikes and walk in the neighborhood. The traffic along Post Road around Exit 13 is already bad, and we already have multiple gas stations AND a rest stop at Exit 12, so there is really no need for another one.

Additionally, the intersection of Richmond and Post is already dangerous, as I-95 cuts through at that point. I often notice that police cars will sit at this area, and I'm assuming that it's because it is a dangerous intersection. Please consider fighting for this on behalf of the neighbors between Birch Road and Richmond Road. It's not a necessary addition to the area, and I think it will have a horrible impact on safety and traffic in our community.

Thank you very much,

Elizabeth Ladd

Ginsberg, Jeremy

From: J Grills <jeffrey.grills@gmail.com>
Sent: Wednesday, November 18, 2020 5:18 PM
To: Ginsberg, Jeremy
Cc: Stevenson, Jayme; DarienPZC
Subject: 7-Eleven

Jeremy,

I am writing to voice my concerns/opposition to the proposed 7-eleven location at the old Duchess location. I am concerned about increased traffic flow, Darien police highlighting the potential for more crime due to the 24hr service and that it's an added service station when there are already plenty in the area of the post road near this location. Additionally, I95 has two rest stops to accommodate I95 travelers, adding a location to service that traffic defeats the purpose of those rest stops in my opinion.

Jeff