

From: Barbara Kennedy <barbarakennedy@gmail.com>
Sent: Saturday, November 21, 2020 11:10 AM
To: Doneit, Fred
Cc: Ginsberg, Jeremy
Subject: Special Permit Application #314

To Whom It May Concern:

As residents of Darien for over 35 years, we want to express our strong disapproval of this application. While we know change is inevitable, this change in no way benefits the town of Darien. It would create much more traffic on the Post Road and is not necessary. There are a number of service stations already on Route one as well as the two service stations and truck stops in both directions on # route 95 . Darien needs to maintain its small town atmosphere.

We strongly urge the Planning and Zoning Commission to reject this application.

Barbara M. Kennedy
Joseph E. Kennedy
41 Huckleberry Lane
Darien

Sent from my iPad

From: PACIFICO <aliciap1@optonline.net>
Sent: Saturday, November 21, 2020 9:48 AM
To: Ginsberg, Jeremy
Subject: Revised Letter From Paul Pacifico Re 7-Eleven Application
Attachments: Letter re 7-Eleven Application.docx

I am a member of the Villager Pond community and would like to voice my objection to the 7-Eleven application on the Post Road for the following reasons:

A. Zoning:

- (1) The project is within the Service Business zone established in 2019. That zone does not permit Retail Food Service as proposed by the Applicant.
- (2) Notwithstanding the above, if the proposal is considered "quick service" food, 1200 sq. ft. of dining area is required. Such is not the case here.
- (3) In addition, Darien does permit gas stations with "accessory" convenient stores with "non food related" items. Clearly, the services in the application can in no way be considered "accessory" to a gas station. They are certainly not "non-food related".

B. Traffic:

- (1) The Post Road is heavily used, particularly in this area. The situation is worsened by the entrance to and exit from I-95. The increased volume expected by the Applicant to be financially successful will only make traffic more intense, not to mention increasing the already dangerous entry onto both the North and South lanes of the Post Road.
- (2) The increased traffic will have to cross the northbound lane to access the property. Not only will this cause congestion, but will be a hazard, more so with trucks involved. What is proposed is really a highway rest stop in effect . There are already two in Darien on I-95.

Thank you very much for your attention.

Paul J. Pacifico
Law Offices of Paul J. Pacifico
19 Pond Lane

Darien, CT 06820

P: 203-761-0644
F: 203-563-0834

From: Samantha Bohlen <samanthawbohlen@gmail.com>
Sent: Saturday, November 21, 2020 10:37 AM
To: Ginsberg, Jeremy
Cc: DarienZBA; Stevenson, Jayme; Anderson, Don; shredders@darienct.gov; Huffard, Kim; Cunningham, Kevin; Hayes, Brent
Subject: Concerned resident - opposition to 7-Eleven proposal

Dear Mr. Ginsberg and the Darien Planning and Zoning Committee,

As a resident of our town of Darien I would like to submit this letter to express my opposition to the proposal brought to you by 7-Eleven.

I am a mother of two young children aged 7 and 3. I live in close proximity to the proposed site at 25 Point O Woods Road. I use both Richmond Drive and Birch Street to access the Post Road multiple times per day. My son is 3 and his love of emergency response vehicles enables him to spot a police car, fire truck etc a half a mile away. There is rarely a day that we pull onto the Post Road that he doesn't scream with excitement "Look Momma! Police Car!" and points to the parking lot of Bertucci's, the on ramp to I-95 South or the parking lot at Darien Discount Wines and Spirits. The frequency of his sightings is what sticks out in my mind most when contemplating the addition of a high traffic establishment. Doesn't this show that there is an existing traffic problem already that is being monitored on a daily basis? The additional traffic from I-95 or the Post Road to use a 7-Eleven convenience store and gas station would clearly exacerbate the existing problem.

The 7-Eleven traffic study has shown data based on weekday traffic during the summer of a Global Pandemic. These data does not reflect the use of the Post Road to attend preschools which don't have bus service and require each parent to drive, or the commuter traffic that is present during a year when businesses, gyms and restaurants are open at full capacity. Almost every person in my immediate neighborhood was either working from home during this time or away for the summer. I would encourage the Darien P&Z committee to simply watch the I-95 off-ramp at exit 13 and see the cars queuing up to get to Costco and the other retail locations (Wal-Mart, Home Depot, etc). We are all aware of the traffic as you approach downtown Darien from Norwalk, especially if there is an accident or back up on the highway.

As a local resident attempting to drive North on the Post Road I can assure you there is already a traffic issue when one is attempting to make a left hand turn onto the Post Road from Birch Street literally anytime during the day. Adding the proposed 7-Eleven directly across from that turn from Birch would cause severe traffic issues that will certainly require additional police resources, possibly an additional traffic light and would likely increase the incidence of traffic accidents.

Additional traffic, costly police resources and potential safety issues for a convenience store and massive gas station that nobody in town needs or has asked for - the costs seem to outweigh the benefits.

The logic here is difficult to see and I can only hope that the P&Z committee listens to the loyal taxpaying residents of Darien.

Thank you for your time and consideration.

Kindest regards,
Samantha Bohlen

Ginsberg, Jeremy

From: Barbara Kennedy <barbarakennedy@gmail.com>
Sent: Saturday, November 21, 2020 11:10 AM
To: Doneit, Fred
Cc: Ginsberg, Jeremy
Subject: Special Permit Application #314

To Whom It May Concern:

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We strongly urge the Planning and Zoning Commission to reject this application.

Barbara M. Kennedy
Joseph E. Kennedy
41 Huckleberry Lane
Darien

Sent from my iPad

From: Tom Torrillo <torrillo@gmail.com>
Sent: Saturday, November 21, 2020 11:44 AM
To: Stevenson, Jayme
Cc: Ginsberg, Jeremy; DarienPZC
Subject: 7-Eleven Zoning Application

Dear First Selectman Stevenson,

I am writing to you this afternoon to express my opposition to granting a zoning exclusion for 7-Eleven to build what looks to be a garish gas station on the current Duchess lot.

First Darien has plenty of gas stations already and there is no need for an additional 12-pump station when there is one a mere 900 feet away from the proposed site and two rest areas within striking distance.

Second, allowing this project to move forward will invite more traffic into our quiet town which can already get hectic when there is spillover traffic from I-95.

A vast 24-hour gas and convenience store just does not fit the character of our lovely town. I imagine if the site will be like most 7-Elevens, Darienites will have to endure a location that is lit 24-hours a day and have activity 24-hours a day. I can't even imagine what residents who live in that part of town are thinking right now, this project will drop their property values significantly. In fact it will probably drop all of our property values.

24-hour 7-Elevens are also a magnet for loitering and late night shenanigans as anyone can attest to. It just does not belong in our town.

From what I understand, Article I Section 100.6 of Darien's zoning regulations reads: "Protect the character and the historic, social and economic stability in all parts of the town".

Allowing this project to move forward violates this and the spirit of the town we all love.

I am asking you and the P&Z Commission to reconsider and stop this project from becoming a reality in our town.

Regards,
Thomas Torrillo
2 Great Hill Road, Darien, CT 06820

From: Shilpa Rosenberry <shilpa_rosenberry@yahoo.com>
Sent: Saturday, November 21, 2020 1:02 PM
To: Stevenson, Jayme; DarienPZC; Ginsberg, Jeremy
Subject: Proposed 7-Eleven

Hello,

I am writing in opposition to the proposed 24 hour 7-Eleven at 306 Boston Post Road. I see absolutely no value in this for our community. We already have many gas stations in Darien, along with several in that area. Not to mention, there is a rest stop with fuel stations just about a mile away on I-95, on both sides of the highway.

I don't even live near there and I think this is a stupid idea. Post Road has already gotten very congested in Darien and Norwalk. Sometimes it is difficult to get through our town and I find myself cutting onto residential side streets, in order to make my way home or to pick up my kids. This is even worse in the winter.

There are many other businesses that would be more viable and valuable in this space and I hope you will consider other options.

Please let me know if you have any further questions.

Thanks,

Shilpa Rosenberry

1 Laforge Rd, Darien, CT

From: R&R Martorella <rrmart89@optonline.net>
Sent: Saturday, November 21, 2020 2:04 PM
To: Ginsberg, Jeremy; Stevenson, Jayme; DarienPZC
Subject: DO NOT SUPPORT THE ADDITION OF A 7-ELEVEN ON POST ROAD

Dear Town Officials and Planning & Zoning Commission,

I hope that you are hearing the voices of many of our community who object to the addition of a 7-11 service station at the current Duchess location. As a nearby resident, I was actually stunned when I saw this proposal, which seemed to come out of the blue. Why would we want to create a traffic nightmare and eyesore at the entrance to our small suburban community?

The traffic flow in the area by Exit 13 is already a confused mess, made worse by the recent restructuring of the second westbound lane of the Post Road to become solely an entrance to I-95 South. Not to mention during the holiday season and whenever there is a slowdown on I-95, this area becomes stop and go as people get off the highway to proceed on Route 1. Note that any traffic study done in the spring and summer of 2020 during the pandemic would not accurately reflect regular traffic patterns.

There is also no need for this type of business anywhere in town. There are already multiple gas stations within two miles in either direction on Route 1, as well as a Darien border service location on both directions of I-95 which provides both the gas and food services that would be provided by 7-Eleven. Our local gas stations are an important part of our community and need our support just like our local retailers and restaurants.

It is also no secret that we have had a lot of "drive-by" crime with people robbing cars and mailboxes. Adding a 24-hour convenience store location that will be advertised on the highway only encourages more people to come in to our town at all hours and peruse our streets.

The addition of a supersized 7-Eleven does not fit at all with the character that town leaders have been trying to build over the past two decades with projects like Grove Street plaza, the Corbin District, and the newest Darien Together effort which look to support and add to locally-owned businesses. With all the talk about supporting our local owners especially in the midst of this crushing pandemic period, it is beyond me how this is even being considered.

Please DO NOT approve the conversion of the current Duchess site to a 7-11 and all the signage, traffic, and chaos that will come with it.

Regards,

Rebecca Martorella, 17 Tulip Tree Lane

Ginsberg, Jeremy

From: Anna Steiner <steinerab@aol.com>
Sent: Saturday, November 21, 2020 3:31 PM
To: Doneit, Fred; Ginsberg, Jeremy
Subject: Business Site Plan Application #128-B, 306 Boston Post Road

We are STRONGLY opposed to the application for a 7-Eleven to be built on the property at 306 Boston Post Road.

The increase in traffic at this already very busy location will be enormously dangerous. The signage proposed will be offensive and contrary to the character of the commercial properties in the other parts of Darien. Also, having a representative from a chain store operation is not in keeping with Darien's desire to support small, local business.

Please do NOT approve Special Permit Application #314.

Anna & Ernie Steiner
124 Ridge Acres
Darien, CT 06820

From: Gigi Williams <gigiwil@gmail.com>
Sent: Saturday, November 21, 2020 3:58 PM
To: Ginsberg, Jeremy; DarienPZC
Cc: Stevenson, Jayme; Larry Warble
Subject: Proposed 7-11 at Duchess Restaurant site

Dear Mr. Ginsburg and Mr. Olvany-

I am writing to express my hope that the Planning and Zoning Department will not approve the plans or variances requested by the owners of the Duchess Restaurant site.

My reasons are:

- 1) I am filled with horror at the thought that another policeman may be drawn into an altercation at the very same site that Officer Bateman lost his life.
- 2) All gas stations are the major source of Vape cartridges and Pens - having these available 24 hours a day will only create another avenue and increased availability to the teens of Darien for whom this is already a very real problem.
- 3) We already have Darien-family owned and run Vernal's BP Station and the Mobil just down and across the Post Road from the site. If a resident needs gas outside of their hours there are the North and South bound I-95 rest areas, both within Darien's borders.
We have been fine without 24 hour Gas for the 20 years we have lived here - clearly this is not for our community but rather passing traffic.
- 4) The signage will be an eyesore and distraction.
- 5) The area around that on- and off-ramp for the I-95 is already congested, and to enter town (or access that site) from the I-95 Southbound, one has to cross the Post Road North and wait in the middle of a traffic island, and then cross another lane of south bound traffic headed to the I-95 entrance ramp before reaching the right hand lane to get to town. People getting off only to re-fuel will lead to back ups and noise pollution with horns honking at best, and accidents at worst. It is already at the point where the dual carriage-way Connecticut Avenue Norwalk narrows to one lane into town. Please don't approve an operation whose business IS vehicular traffic!

Thank you for your service to the town and consideration of this email.

Eugenie J Williams
146 Brookside Road
Darien, CT 06820

203-655-4992

Ginsberg, Jeremy

From: nusslein@optonline.net
Sent: Saturday, November 21, 2020 6:55 PM
To: Ginsberg, Jeremy
Subject: Public Hearing regarding Proposed Amendments to Darien Zoning Regulations (COZR #4-2020), Business Site Plan Application #128-B,

Dear Mr. Ginsberg,

I have been a Darien resident for over twenty years. During this time I have had the opportunity to see how our town is adversely impacted by I95 and Post Road traffic. We are opposed to Special Permit Application #314, 7- Eleven, Inc., 306 Boston Post Road. Please do not proceed with this project.

Darien already has two supersized gas and eat stations in our town and both are on I95, where they belong. This Project will make three. This section of the Post Road is the entry to Darien and is very cramped (one-lane) and already complicated for local Darien traffic. It will be an eye-sore for our town. I don't want Darien viewed as the number one gas and eat spot in CT. How does this project benefit Darien? Who benefits the most from this Project? It does not reflect well on our town. It will impact Darien restaurants and local gas stations. These rest stop type gas/eat stations turn into hang-outs and places to conduct other business.

This project seems to benefit no one other than the land owner and 7-eleven. All of the above is enough reason to stop this project!

Paula Nusslein
Crooked Mile
Darien,CT

Ginsberg, Jeremy

From: Missy Almy <missyalmy@gmail.com>
Sent: Saturday, November 21, 2020 8:04 AM
To: Ginsberg, Jeremy
Subject: Opposition to 7 Eleven

Dear Mr.Ginsberg,

My name is Missy Almy. I live on Birch Rd two houses in from the Post Rd. We love it here because it is a child friendly neighborhood. The addition of 7 Eleven goes against that! The increased traffic, speeding cars, and high potential for crime that would be a direct result from this business going in would be a real detriment to Darien. The potential for accidents is extremely high. Please consider these factors.

Thank you,
Missy Almy