

From: Melynda Barnes Oussayef <melyndabarnes@gmail.com>
Sent: Monday, November 23, 2020 5:30 PM
To: Ginsberg, Jeremy
Subject: Fwd: Planning & Zoning Committee: Please say no to 7 Eleven

----- Forwarded message -----

De: Melynda Barnes Oussayef <melyndabarnes@gmail.com>
Date: lun., 23 de nov. de 2020 a la(s) 17:28
Subject: Planning & Zoning Committee: Please say no to 7 Eleven
To: <jginsberg@darienct.gov>, <darienzba@darienct.gov>, <danderson@darienct.gov>, <shreders@darienct.gov>, <khuffard@darienct.gov>, <kcunningham@darienct.gov>, <jstevenson@darienct.gov>

Dear Committee members,

My name is Melynda Barnes Oussayef and I live in our beautiful town of Darien. I am writing you to express my strong opinion that we should not move forward with granting 7 Eleven the right to build in Darien. I live on Point O Woods and must enter and exit Post Road from Birch Road. I am seriously concerned about the increase in traffic and the increased likelihood for U-turns and illegal left turns from motorists exiting southbound I-Post Road into the proposed 7 Eleven parking lot (where Duchess is located). In addition to traffic concerns, I'm concerned that adding a 7 Eleven to Darien is the first step in changing the fabric of Darien. Our town just celebrated its 200 year anniversary and with that we are able to watch kids ride their bikes down the street, dogs and babies play in their front yards and new moms push infants in their strollers. We're able to have a suburban and community/family-oriented way of life because of 200 years the residents of Darien have fought hard to prioritize family and education over industry and big chains. We have worked hard to preserve our small town feel by having businesses and restaurants close at a decent hour and by limiting the presence of huge tractor trailers along Post Road. The application of a 7 Eleven is so opposite of Darien, that I wonder if the company has even bothered to visit the town. The fact that they are proposing a 24 hour, 12 pump gas station with restaurant and diesel fuel, to me, states that they have no insight into our community. We are not in need of a 24 hour gas station that will cater to truck drivers or transient traffic. I-95 has a number of rest stops and convenience stations that allow for truckers and travelers to get gas, food and facilities without disrupting our small town.

I'm concerned for the safety of our family as we try and make left turns out of Birch and onto Post Road. With transient traffic, people will not know that about the fitness club on the corner and the fact that people run down Post Road, past Birch as part of the their circuit training. God forbid someone is not paying attention as they are looking to not drive past the 7 Eleven and strikes a runner or a mom pushing her stroller on Post Road. I love seeing kids ride their bike on Post Road. It's continues to reinforce that Darien is a small town where kids can be kids and not have to worry about transient people who don't respect or understand Darien traditions like nights out at Rory or when the school bus comes down Birch to take the kids to school.

This 7 Eleven is not a good fit for Darien; worse, if it comes to our town, it is the first step of Darien as we know it completely changing. Worsening traffic 24/7 from the many travelers and truckers exiting I-95 to get to the 7 Eleven. Our kids being drawn to 7-Eleven now interacting with transient travelers who are not looking out for our kids. People working out and running on Post Road being hit or almost hit by motorists unfamiliar with the habits and activities of our town. Also other big chains trying to come to Darien and install 24/7 stores and restaurants and gas stations for truckers.

I just don't see how 7 Eleven benefit Darien. I don't see how we look back on this decision and say that it was the best thing for our small town and for our neighborhood and for our kids. I love the Corbin district shopping plan and our goals to add more business to Darien but 7 Eleven is not the right move. A 24 hour restaurant with gas for truckers and 12 pumps for travelers passing through Connecticut turns Darien into a rest stop on I-95 and puts our way of life, safety and well-being at risk.

Please protect, cherish and honor Darien and vote no on this proposal.

Thank you,

Melynda Barnes Oussayef, MD
7 Point O Woods Road

From: Patrick Horan <phhoran@gmail.com>
Sent: Monday, November 23, 2020 8:21 PM
To: Ginsberg, Jeremy; DarienPZC
Cc: DarienZBA; Stevenson, Jayme
Subject: Objection to 7-Eleven Proposal

Dear Darien Planning & Zoning Commission --

I am writing to you regarding Business Site Plan #128-B, Special Permit Application #314, 7-Eleven Inc., 306 Boston Post Road.

My wife Lily and I moved to Birch Road from Manhattan in 2018 with our young son. We are seriously concerned that the proposed 7-Eleven on Post road will create traffic and safety issues for our neighborhood. I understand that the applicant is seeking many variances in their proposal and I strongly believe that the approval of these variances would not be in the best interest of our neighborhood and town.

Traffic:

Clearly a key consideration is the traffic impact. I am not a traffic expert, but these traffic studies presented by the Applicant seem to be underpinned by flawed estimates and insufficient data. I urge you to consider several areas I feel their impact assessment is inaccurate as you weigh the risk of allowing this proposal to move forward.

1. The "2022 Combined Traffic Volumes" utilizes generic traffic generation estimates from the ITE Trip Generation manual which "provides traffic generation information for various land uses compiled from studies conducted by members nationwide". This is one of the busiest corridors in the US. In fact, the McDonald's off I-95 in Darien is the highest volume location in the company's US store fleet. The use of national average traffic generation numbers without adjustment renders this entire analysis worthless, in my opinion.
2. ITE Trip Generation estimates don't account for the fact that the Applicant is seeking to replace a regional QSR with the most well-known convenience chain in the US.
3. Given COVID has dramatically impacted traffic patterns, the Applicant has chosen a single data point from 2016 for each AM / PM daypart they study. At the highest level, there is substantial variability in human mobility based on basic variables like the weather. There is substantial variability in traffic across both I-95 and Post Rd driven by accidents / incidents, local events, etc. For this critical analysis, we are not afforded an average (let alone anything of statistical relevance), we are given two four year old data points compounded at an estimated growth rate.
4. The "Birch Rd Analysis", which is particularly meaningful to me, is basically irrelevant as it is based on traffic data from COVID. Metro North volumes are down 70-80%, schools are hybrid, many of us have the privilege of working from home. We are all living differently. In addition there are enough structural changes taking place that no one knows what traffic looks like in a year: car ownership is increasing across the US, businesses are going remote, young families are moving to town (Darien single-family home sales were up 92% YoY in Q3). There are enough changes occurring that no one can reliably estimate what traffic will look like post-COVID. For such a big decision it seems inappropriate to incorporate non-comparable data from COVID or to take a guess at what traffic looks like post-COVID.

With this sharp increase in traffic volume, one can expect an increase in accidents at these intersections. With the addition of the new crosswalk across Post Road (at Birch) we worry about pedestrians, including children, crossing in this area as well.

We also have an existing problem of cars pulling off of Post onto Birch and accelerating until they hit the first speed bump, often going 40+ MPH past our house. We have a 2 year old boy and a baby on the way – I am extremely concerned that the number of cars speeding past our house will undoubtedly increase if this proposal is accepted in any form.

Noise / light / driveway usage:

1. With young children in the house I am particularly sensitive to nighttime noise and light, and am concerned about the idea of a 24/7 business less than 500 feet from my home. We can see the proposed site clearly from 3 bedrooms in our house including our son's.
2. We are the second driveway in from Post Rd and we already have cars using our driveway to turn around constantly. The Applicant believes their business will double traffic during peak hours and I think they are significantly underestimating impact. How many cars are going to be turning around in our driveway with this increase in traffic, and are we now going to have to deal with headlights in our bedroom windows from cars using our driveway to turn around in the middle of the night?

Safety:

It's my understanding that a 24hr operation near a major corridor is a very likely target for crime. 7-Eleven itself outlined the various precautions it must take to deal with the inevitable crime increase that comes with these establishments. I am extremely concerned about the potential for late-night loitering, robberies, etc. My concern is exacerbated further by the property's abutment to I-95- it couldn't be easier to hop on/off the highway from this location. This inevitable criminal activity and potential for firearm involvement is top of mind for us (based on past armed robberies of similar businesses in the area and along I-95).

Thank you for your consideration.

Regards,
Patrick Horan

From: DarienPZC
Sent: Monday, November 23, 2020 6:29 PM
To: Ginsberg, Jeremy
Subject: FW: 7-Eleven: ACT NOW AND OPPOSE A 7-ELEVEN IN DARIEN!

From: John Kinneen [mailto:dunsandle@sbcglobal.net]
Sent: Monday, November 23, 2020 5:59 PM
To: DarienPZC <darienpzc@darienct.gov>
Subject: FW: 7-Eleven: ACT NOW AND OPPOSE A 7-ELEVEN IN DARIEN!

I would like to state my strong objection to allowing a 7-ELEVEN on the site of the existing DUCHESS restaurant on Post Road, Darien.

I can see no justification to adding another gas station to those already available along the I-95 freeway and Post Road.

The existing traffic in and out of DUCHESS is already causing congestion and delays as well as traffic and pedestrian hazards on Post Road and my access to Post Road is frequently delayed or impeded by this traffic as it is. I expect that the proposed 7-11, if approved, would exacerbate these hazards

Addition of a 7-11 will certainly increase noise and light pollution and environmental hazards in the vicinity and may have a depressing effect on property values in the area.

Please take note of this objection and act to oppose this 7-11 proposal.

Thank you

John Kinneen, PE, CCM, C.Eng, MICE, Eur. Ing.
3 Birch Road
Darien, CT 06820

From: Joseph Cordi <joseph.a.cordi@gmail.com>
Sent: Monday, November 23, 2020 8:57 PM
To: DarienPZC; Ginsberg, Jeremy
Cc: jstevenson@darien.gov
Subject: Concerned Resident's Thoughts Re: 7/11

Hello -

My name is Joe Cordi, and I live at 16 Ward Lane, Darien. I am writing to voice my **strong** displeasure with the potential addition of a 7-11 on Post Road. As someone who resides off Post Road, this will have a significant impact on the quality of life of my fellow community members as well as my family.

While traffic has not been a problem due to the ongoing pandemic, everyone is well aware that traffic on Post Road has become a quagmire in recent years. As the economy normalizes in the early part of 2021, the traffic problem will return, and it's incredibly shortsighted to ignore this reality. The addition of a 7-11 plus a proposed 12 pump gas station would greatly exacerbate this issue. It would clearly divert significant traffic off I-95 through our town at all hours. One only needs to drive along Post Road on a Friday, Saturday or Sunday to see bumper to bumper traffic, particularly in the stretch between Rory's and Costco - exactly where this high traffic business is applying to occupy.

Furthermore, the increased traffic will clearly cause a public safety risk, particularly as the store will be open 24 hours. We already have a significant problem with speeding along Post Road late at night, and this would exacerbate this issue as well. As someone who constantly walks along Post Road and hopes to someday walk his children on it, I am extremely disappointed that this is even being considered.

While I generally agree with allowing businesses to operate where they best see fit, the 7-11 would directly reduce the quality of life for the community and my family. I plead for you to consider the obvious facts and reject their application.

Thank you,
Joe Cordi

From: Ken Gifford <kgifford@optonline.net>
Sent: Monday, November 23, 2020 10:11 PM
To: Ginsberg, Jeremy
Subject: Opposition to 7-11

Dear Jeremy,

My name is Dot Gifford and I live at 26 Wakeman Road. I have lived in Darien since 1994 and I sit here in disbelief that it is necessary to write an email to voice my opposition to a 24 hour 7-11 with 12 gas pumps at my end of town. I first want to say that there is absolutely no need for such a business right off the Exit 13 ramp when one of the busiest rest stops in the country is located a short distance away on I-95 south. There are a hundred reasons why this should not be allowed to happen but I wish everyone on the board would do me a favor and look in the mirror and ask yourselves who is looking back at them? Are you the same people that fought Shake Shack because they wanted a 24 inch sign when Darien's zoning only allowed 10 inch signs. The battle that ensued over those 14 inches makes wonder when we changed. I am going to date myself by also mentioning the controversy that stemmed from Wayne (the owner of the Roxie Video Store) and P&Z's battle over a sandwich board sign that he wanted to place on the road because his store was set way back.. The news coverage inferring that that sign would essentially ruin Darien made my husband and I wonder to where the heck we had moved.

Based on the petition and the unbelievable number of posts opposing this project, I would hope that P&Z would perform more thorough due diligence as to the viability of this project. If this is approved, it will open the door to other similar businesses that would not benefit our town in any way.

Regards
Dot Gifford

From: Brenda Whittaker <brenda.whittaker@me.com>
Sent: Monday, November 23, 2020 10:16 PM
To: Stevenson, Jayme; Ginsberg, Jeremy; Olvany, Stephen
Cc: Martin Whittaker
Subject: Proposal for new 7-11

Dear Jayme, Jeremy and Stephen,

We have been following the coverage of the proposal to put a 12-pump 24-hour 7-11 franchise at the old Duchess site on the Post Road, and would like to express our concern. There seems to be little in this proposal that would benefit the people of Darien, and much that would detract from our quality of life, including increased unneeded traffic at hours that may impact our security.

Please do not proceed with this proposal.

Thanks very much,
Brenda and Martin Whittaker

**ANTHONY AND DIANNE COVELLO
34 BIRCH ROAD
DARIEN, CT 06820**

November 23, 2020

Darien Planning and Zoning Commission
Renshaw Road
Darien, CT 06820

Dear Planning and Zoning Commissioners:

I am writing regarding Business Site Plan #128-B, Special Permit Application #314, 7-Eleven Inc., 306 Boston Post Road

We have been residents of Birch Road for nearly 22 years now, and we are strongly opposed to the plans put forward by the applicant. The applicant is asking the Town of Darien to change regulations and allow the location to operate as a convenience food service gas station. Today, the location services as a sit down, take out restaurant, not a gas station or convenience store. Adding numerous gasoline and diesel pump islands to this location will bring added traffic to the area, not only passenger cars, but also larger type vehicles, including tracker trailer trucks (due to the sale of diesel fuel), and not to forget the tanker gasoline trucks who will be delivering the gas to the station on a regular basis. With 24-7 services, and close proximity to the Interstate 95 exit, the vehicle's coming off the highway poses safety and security concerns to the town of Darien. The addition of a 7-Eleven to the area, of what is already an extremely busy location, with only two lanes of traffic on the Boston Post Road, will only increase the probability of accidents both vehicular and to pedestrians. I can only imagine how apps such as WAZE, and Google Maps will route traffic on the busier travel times and days.

Residential properties in the town of Darien must be taken into consideration particularly those located a short distance from this location on the opposite side of the Boston Post Road. Safety concerns not only relating to the added traffic volumes the 7-Eleven will bring, but also concerns relating to the safety in our neighborhood adding massive amounts of people during all hours of the night in an area within close proximity of a neighborhoods where hundreds of children reside. We have significant concerns about the impact that this would bring not only to our neighborhood and area of town, but also to Darien in general.

Changing regulations to allow for a convenience food service gas station accomplishes only one thing and that is to foster the business plan of 7 Eleven, nothing more in our opinion. The town of Darien currently already has several gas stations accessible to its community, not to mention two within walking distance of the proposed 7-Eleven, and two rest stops accessible from I 95.

In the interest of Darien, I see no reason to approve this site as a gas station; it will bring no added value nor enhance the quality of life in the town of Darien. Our belief is that it will in fact have the opposite effect.

Should you have any interest to communicate with us regarding this application, we can be reached via phone at 203-223-4019 or email classicshine@optonline.net.

Sincerely,

Anthony Covello
Dianne Covello
34 Birch Road
Darien, CT 06820

Ginsberg, Jeremy

From: karengilronan@yahoo.com
Sent: Monday, November 23, 2020 8:45 AM
To: Doneit, Fred; Ginsberg, Jeremy
Subject: Planning and Zoning Commission - Business Site Plan Application #128-B Special Permit Application #314 (7-Eleven, inc. 306 Post Road)

Categories: P&Z Commission application

Neighbors concern;

With safety already an issue on the post road in that area, 7-11 franchise would make it unbearable and extremely unsafe. There are a lot of young children moving into the area! Do we really need a 7-11 in town? That is the question, what is simply the purpose of having one? We already have enough gas stations in Darien and convenience store! Plus, the fuel trucks coming all hours of the night and the garbage being picked up whenever they please. Needless to say taking business away from our hardworking small business owners in town when they are having a difficult time right now as it is! Who is making these decisions to ruin this small town?

If we want safety and that small-town appeal, then a privately owned establishment should go in that spot. I truly disagree with this large FRANCHISE (7-Eleven) taking that spot.

Safety has always been the concern in Darien, what changed that train of thought??

Concerned neighbor,
Karen Gilronan
Richmond Drive

From: John Kinneen <dunsandle@sbcglobal.net>
Sent: Monday, November 23, 2020 8:58 AM
To: Stevenson, Jayme; arienPZC@darienct.gov; Ginsberg, Jeremy
Subject: 7-Eleven: ACT NOW AND OPPOSE A 7-ELEVEN IN DARIEN!

Categories: P&Z Commission application

I would like to state my objection to allowing a 7-ELEVEN on the site of the existing DUCHESS restaurant on Post Road, Darien.

I can see no justification to adding another gas station to the plethora already available along the freeway and Post Road. The existing traffic in and out of DUCHESS is already causing congestion and delays as well as hazards on Post Road and my access to Post Road is frequently delayed or impeded by this traffic.

Addition of a 7-11 will definitely increase noise and light pollution and environmental hazards in the vicinity and may have a depressing effect on property values in the area.

Please take note of this objection and act to oppose this 7-11 proposal.

•

Ms. Jayme Stevenson
First Selectman
Town of Darien
2 Renshaw Road
Darien CT
06820

RECEIVED

NOV 23 2020

TOWN OF DARIEN
PLANNING & ZONING

Dear Jayme:

Candy and I are exceedingly concerned about the plans submitted by 7Eleven to open a large, 24 hour service station and food store at the location where Duchess currently operates.

The size of the filling stations is clearly designed to attract an enormous amount of traffic flow from I-95 into the area, which could then flow into Darien itself, thus flooding the town with unwanted traffic at all hours of the day or night. During the day, this traffic could clog what has become a single file lane winding its way down the Post Road, which is already bumper to bumper during the morning rush hour. At night, who knows what a gathering spot such a 7Eleven could become, and what elements of the population might find it interesting to explore Darien neighborhoods.

Besides the potential for unwanted traffic and potential mischief such a facility could cause, the proposed operation threatens to severely impact some of Darien's small businesses. Currently, there are more than enough local gas stations and snack food operations to serve the areas. At a time when some of us are doing all we can to support local, small businesses, it seems heartless for Darien to encourage the presence of a large-scale corporate enterprise, like 7Eleven, to set up shop and jeopardize the survival of local merchants.

Let's stop the creeping urbanization of Darien and deny 7Eleven's application, now and in the future.

Sincerely,



Peter Wheelock

37 Hamilton Lane
Darien, CT 06820

Cc Planning and Zoning

From: Malcolm MacLear <drm99dad@yahoo.com>
Sent: Monday, November 23, 2020 10:42 AM
To: Ginsberg, Jeremy
Subject: Opposition to 7-11

Dear Mr. Ginsberg:

I am writing to you today to express my opposition to the proposed business site place application #128-B and special permit application #314 proposed by 7-Eleven Inc. to replace Duchess Diner at 306 Post Road is denied.

As a long-time resident and neighbor (I live at 9 Birch Road), I value the neighborhood that I explicitly chose to raise my family, and I fear that a nearby 7-11 could dramatically alter that neighborhood for a variety of reasons I share below. Additionally, as I look at Darien in the broader sense, I have further, deep seeded reservations about a 24-hour, gas and diesel purveying 7-11. While I will acknowledge that Darien PZC and ZBA have a long track-record of protecting the town, and its residential neighborhoods, I am hard pressed to see what benefits 7-Eleven would bring to the Darien community and my neighborhood.

Zoning changes: It is my understanding that 7-Eleven is applying for multiple uses for the site including sale of gasoline and diesel, a retail food shop, parking etc. This would require many text changes to existing regulations, reversals of prior stances and violate others. The zone is not permitted for all of proposed activities together those and variances are needed for several aspects of those uses.

Benefit to Darien: I am very unclear as to the benefit to Darien that a sited 7-11 would provide. The site being considered is quite far away from our local merchants, so its hard to imagine there might be additional economic benefit flowing from a 7-11 at the most eastern point of the town.

Gas stations: Darien already has numerous gas stations with convenience stores. Within 1 mile of the Exit 13 interchange, we have a Mobil, a BP, a Sunoco and 3 Shell stations, most of which have convenience stores. Do the town residents really need more? To add more congestion off of Exit 13 seems really unnecessary, especially if the residents of Darien are already sufficiently served by the services provided.

Transient traffic: 7-Eleven in its application doesn't just imply, it says specifically that it is counting on a significant increase in transient traffic to drive its business. Citing 7-Eleven's own traffics study, they estimate a net increase of 115-140 vehicle trips during peak hours and all of this incremental traffic would be coming from and going to 1-95. Traffic will increase dramatically in off hours when heretofore there is No late-night traffic. Why would we want to encourage this unwanted traffic requiring police support to our town and more specifically all residences nearby?

7-Eleven business model: The 7-11 plan is based on high volume traffic which will result in increasing pollution, including light, noise and as well as air. The plan appears to include the sale of diesel, that would imply tractor trailers. Per 7-Eleven's expected gas sales volume, that would suggest they are looking at least 1-2 daily deliveries of gasoline from tanker trucks an obvious traffic concern.

Flawed/Insufficient Study: The study also highlights serious issues with cars exiting the parking lot during peak hours. Even with separate exit lanes for left and right turns, drivers trying to exit would face average delays of 2.5 to 4 minutes. This is 2.5x to 4.0x the current delay for drivers exiting Duchess. This will clearly create hazardous conditions of an already complicated traffic area.

Crime: We are all aware of the "grab and go" car content robberies that occur in the proximity of Exit 13 ... Old Kings Hwy Tennis, Good Wives, Ice Rink, etc.... adding the traffic density of a 7-11 could very likely increase those incidents as more cars flow throughout the area. Shouldn't we be doing everything possible to mitigate these events, rather than creating a situation that could logically increase such crimes? Seems it would be impossible to reverse the tide once the extraordinary exceptions would be made to welcome the 7-11.

Local Traffic safety:

- Turning RIGHT from Birch onto Rt 1 South takes much more time than it did when I moved to Birch in 2007...in part because the lanes were reduced for safety purposes a number of years ago. Additional traffic exiting the proposed 7-11 will make that turn even more challenging. Probably becoming a bit more like the tough left hand turn on to Post Rd after taking Exit 13 on 95 South where exiting Mobil station traffic can cause confusion and delay
- Turning LEFT from Birch onto Rt 1 North is already truly daunting task at times – sometimes a multi minute wait. If northbound Post Rd traffic cannot flow effectively because of exiting 7-11 traffic, that left turn will become even more treacherous and the multi minute waits will become more common and longer. Additionally, there is logically an increased chance of traffic accidents, as those less familiar with the left turn on the Post Rd try to navigate it safely but possibly frustrated with impatience.
- Exit signs from retail establishments forcing only right hand turns are rarely observed or enforced – a left hand turn out of Duchess could very easily create a traffic hazard...as southbound speed on the Post Rd is already an issue leading to the Trader Joe's traffic light. The road structure is complex around the current Duchess site, with ingress and egress to 95, the Mobil station, car wash, etc.....increased traffic will surely make this knotty interchange even knottier.

In summation, I do not believe 7-Eleven's plan is (per past approvals), "in harmony with the orderly development of the district in which it is located." There are so many factors that speak loudly against the need for a 7-11 and many more factors that could be unleashed with its prospective siting. We already have multiple gas stations and convenience stores with no need for more capacity. We do not need or want 24-hour service and the increased traffic and potential crime it could bring.

Greatly appreciate your consideration in this sensitive matter.

Malcolm MacLear

9 Birch Rd

Regards,

Malcolm

(312)961-4270



Ginsberg, Jeremy

From: Tatiana Eades <tatiana.eades@gmail.com>
Sent: Monday, November 23, 2020 11:39 AM
To: Ginsberg, Jeremy
Subject: Seven Eleven project

Hello Mr. Ginsberg,

I am a Darien resident at 41 Red Rose Circle. My family opposes the construction of a gas station and a 24 hour joint. More traffic means more noise and pollution. Please do not allow the project to go ahead.

Tatiana Eades

From: DarienPZC
Sent: Monday, November 23, 2020 1:33 PM
To: Ginsberg, Jeremy
Subject: FW: Seven eleven project

-----Original Message-----

From: Yolanda Maffucci [mailto:yolanda.m@icloud.com]
Sent: Monday, November 23, 2020 11:31 AM
To: DarienPZC <darienpzc@darienct.gov>
Subject: Seven eleven project

I am writing to be included in the objection to the development of the Duchess property into a high trafficked gas station with market attached.

This area has two exits from the highway heading south and also an Entrance heading south. Also Birch road exits onto the Post Road, and is A challenge to the most experienced driver to accomplish. The plans I believe include a turnaround for trucks so they must feel that those Big semis that travel the thruway will use this station. Why!!! There is A huge facility for travelers, including those semis ,about a quarter of a Mile south of the proposed development without any of the Challenge this one causes. Please be very judicious in your review.

Also there are already five existing gas stations in this area of Darien.

Yolanda Maffucci
34 Sedgwick Village Lane
Darien

Sent from my iPad

Ginsberg, Jeremy

From: DarienPZC
Sent: Monday, November 23, 2020 1:33 PM
To: Ginsberg, Jeremy
Subject: FW: Villager Pond: 7 Eleven Proposal

From: Maria Banke [mailto:mariabanke@aol.com]
Sent: Monday, November 23, 2020 9:37 AM
To: DarienPZC <darienpzc@darienct.gov>
Subject: Villager Pond: 7 Eleven Proposal

Dear Chairman of the Planning and Zoning Commission – Town of Darien,

I have been a Darien resident for 35 years, having left NYC, to raise my child in this beautiful, safe, and tranquil small town. I currently reside at Villager Pond, and I am requesting that P&Z deny the application from 7-Eleven to replace Duchess on our main street at 306 Post Road.

Being so close to my home, a 7-Eleven raises safety concerns for me and my family. Just Google 7-11 Crime in CT this is the result: https://www.google.com/search?q=7-11+crime+ct&rlz=1C1CHBF_enUS785US785&ei=50OuX4TIH4mz5NoPugG9wAo&start=0&sa=N&ved=2ahUKEwiEyvbmpYDtAhWJGVkFHbpQD6g4ChDy0wN6BAgLEDQ&biw=1920&bih=937

What you find are numerous occurrences of random and senseless acts of violence like robberies, hostage situations, shootings, and murders. Not to mention further endangerment to our community caused by the increased traffic and influx of commercial vehicles ALL HOURS of the day.

I truly believe that a 7-Eleven will negatively impact our Darien quality of life and the character of our town. It not only will affect the aesthetics of our town, but for myself and other residents living close by, it will also impact our emotional health and well-being.

Now, more than ever, we need to support locally owned, independent merchants in our small town. A 7-Eleven franchise does not conform to the Darien Town culture.

Thank You,
Maria Banke
24 Ward Lane
Darien, CT 06820

From: Marie Riebe <marier1015@gmail.com>
Sent: Monday, November 23, 2020 1:33 PM
To: Doneit, Fred; Ginsberg, Jeremy
Subject: 7-Eleven Application

Please vote NO against the 7-Eleven application at the present Duchess property. It is already difficult to exit Duchess and make a left hand turn onto US-1. The proposed use will considerably increase the traffic in that area and will possibly cause many accidents. It may also encourage many trucks to exit the turnpike since the facility will be open 24-7.

As elected officials please consider voting NO to this proposal. Darien is a small town and this type of commercial use may overwhelm our small police and fire departments. Thank you, Marie Riebe (a Darien Resident since 1980)

Sent from my iPad

From: lois schneider <lois100@aol.com>
Sent: Monday, November 23, 2020 4:09 PM
To: Ginsberg, Jeremy
Subject: 24 hour 7-11

To the Darien Planning and Zoning Commission:

November 23, 2020

Having lived in town for 44 years, having spent 23 years on the RTM and many years on Education and Rules, I have worked hard to support the best education and Town environment that we can have within the financial constraints and laws of our town and state.

Now I ask for your support to protect our neighborhood from the inclusion of a 24 hour 7-11 on the Post Road.

We don't need more gas stations as our local gas stations support us. **Travelers don't need a gas station** as the I-95 rest stops are very close and open 24 hours. They contain convenience style foods also.

Traffic issues impact the neighborhood now and will only be worse with additional traffic and a lack of understanding of how to get thru the intersections. Sometimes it feels like a game of chicken when one is dealing with cars in all directions. As you know we must contend with the southbound Post Road traffic, I-95 Southbound exit 13 traffic cutting across the I-95 Southbound entrance traffic and cars don't expect additional traffic from right turns from Richmond. Backups happen in peak periods and with accidents or other blockages on the highway. We end up with lots of confused drivers and many near and actual accidents.

Concerned about middle-schoolers crossing the street to get to the 7-11. The crosswalk is not near the 7-11 for children coming from Richmond Drive. Also concerned that the crosswalk will not work for the kids crossing at Birch as the cars won't expect the crosswalk and thus create a safety hazard especially dealing with children. One might say that parents should restrict children from going to the 7-11 but that is not realistic. Scary to think about the effect of this.

On a personal note, I am concerned with **adding transient traffic from the highway to a very quiet part of town at night.** I feel safe enough to have a walking route with a friend that includes the Post Road from Richmond to Birch. That doesn't seem feasible with traffic pulled from I-95 at all hours.

Please find a way to safeguard our neighborhood and town.

Thank you for considering these concerns.

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