

From: Caroline Hanley <CHanley@halstead.com>
Sent: Tuesday, November 24, 2020 8:26 AM
To: Ginsberg, Jeremy
Cc: Joseph Hanley Jr.
Subject: No to the 7 - 11 Proposal

Dear Planning and Zoning Commission,

I am writing to express my opposition with the application to replace the current Dutchess site at 306 Post Road with a 24 hour 7 - 11 store and gas station.

This application doesn't make any sense and should be rejected. Our biggest concern would be the crime that this type of establishment would generate. There is a large rest stop on 95 within minutes of this location and no need for one in our town.

If allowed, this establishment will draw hundred's of vehicles off I-95 every day to intersections already nearing capacity.

We already have problems with water mitigation on Wakeman Road and the construction will only exacerbate an already big problem.

We are counting on your committee to withhold the high standards that we have come to expect in this wonderful town.

Best,

Caroline & Joseph Hanley
32 Wakeman Road

Caroline Hanley
Platinum Circle
Licensed Real Estate Agent
c. 917.699.9713
chanley@halstead.com | Halstead Connecticut, LLC
671 Boston Post Road, Darien, CT 06820
<https://www.halstead.com/real-estate-agent/caroline-hanley#>



Ginsberg, Jeremy

From: Sylvia Kohler <sylviakohler@aol.com>
Sent: Tuesday, November 24, 2020 8:55 AM
To: Ginsberg, Jeremy
Subject: 7-11 proposal

Please say NO to 7-11 proposal for Duchesse site. Thank You.

Sylvia Kohler
75 Relihan Road

Sent from my iPhone

From: wendy jack <wendjack1@yahoo.com>
Sent: Tuesday, November 24, 2020 8:51 AM
To: Ginsberg, Jeremy
Cc: Frank Piazza
Subject: 7-11 Proposal

Dear Planning and Zoning,

We are writing a follow up note to provide a detailed explanation regarding our traffic concerns with the proposed 7-11 and to reiterate our opposition.

In our prior letter we referred to an overnight traffic situation that the Darien Police Department and the DOT helped mitigate. Since it was over 10 years ago, many of you might not be aware of the situation and how it demonstrates that traffic stemming from exit 13 can affect other areas of town.

At the time, construction was occurring on I-95 from 12AM-5AM. Cars and trucks quickly realized they could get off at exit 13, and return to the high way on exit 10 if they turned down West Ave. While you might view West Ave as a main thorough fare, it is a 2 lane, residential street with well over a hundred children living on it. There is virtually no traffic between 10PM and 5:30AM as there are currently no 24-hour businesses operating in Darien.

Once the project and subsequent traffic on the highway began, the rumbling as cars and 18-wheeler trucks sped down West Ave all night literally shook our house and cracked the wall in our front bedroom. We were no longer able to use the two front bedrooms in our house as it was impossible to sleep. Chief Hugh McManus, Captain Duane Lovello (later Chief) and Police Commissioner Campbell met with residents of West Ave and realized the severity of the situation. Until you have lived through it, you can't imagine.

Duane Lovello personally stopped cars and trucks all night and asked them to turn around in the parking lot at West and Leroy. They worked with the DOT and the trucker's union to get them to stop using West as the detour. In addition, they placed a speed trap at the Boy Scout cabin.

We are all aware of the traffic on the Post Rd. from mid-afternoon through rush hour. The number of incremental cars and trucks coming off the highway and into Darien 24 hours a day will absolutely affect traffic and the quality of life in town.

Thank you for your time,

Wendy and Frank Piazza

Wendy Jack Piazza
Define Yourself
203-536-0144

Ginsberg, Jeremy

From: Anderson, Daniel F - DARIEN CT <d_anderson@ml.com>
Sent: Tuesday, November 24, 2020 11:28 AM
To: Stevenson, Jayme; Anderson, Don
Cc: Ginsberg, Jeremy; Olvany, Stephen
Subject: NO TO 7-11 and gas station

I say NO to a proposed large gas station pavilion and 7-11. We have more gas stations that we need. There is no practical need for this this in any way.

Thank you.

Dan Anderson
Darien Fire Department

Dan Anderson | Managing Director | Senior Resident Director | Merrill Lynch Wealth Management
1020 Post Road | Darien , CT 06820 | T 203.662.5505 | F 203.437.4641 http://fa.ml.com/D_Anderson

If you need to reach anybody else on my team:

Tom Dornan 203-662-5501

Lexi Psychopaidas 203-662-5518

Erica Westfall 203-662-5510

Named to the Forbes "[Best-in-State Wealth Advisors](#)" list, January 2020.¹

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MERRILL 
A BANK OF AMERICA COMPANY

From: Alec Matt <am@airwheelinv.com>
Sent: Tuesday, November 24, 2020 11:38 AM
To: Ginsberg, Jeremy
Subject: Opposition to 7-Eleven
Attachments: AMatt Letter to P&Z and ZBA Regarding Proposed 7-Eleven.pdf

Dear Mr. Ginsberg and the Darien Planning & Zoning Commission,

Attached please find my letter in opposition to the proposed 7-Eleven gas station / convenience store at 306 Boston Post Road (for your convenience, below I have copied the content of the attached letter).

It is my understanding that you are generally charged with upholding the interests and advancement of Darien. While I understand the proposed plan benefits the Seven & I Holdings Co., LTD (the parent of 7-Eleven) and potentially transient drivers from I-95, I fail to see how this initiative benefits the town of Darien or its residents.

During your November 10 meeting, the 7-Eleven discussion revolved around two themes: crime and traffic. At the meeting, 7-Eleven's advocates (employees and legal representatives of 7-Eleven) seemed to focus their attention on how they will mitigate the increase in traffic and crime that their existence will bring Darien. Therefore, 7-Eleven's own advocates inherently clarified that their store will increase both crime and traffic in Darien.

Thus, we must ask: what benefit does 7-Eleven offer Darien to offset these costs?

- An additional gas station? Within 1 mile of the planned location, there are at least 6 gas stations. Thus, the town does not need another 'pump', and yet 7-Eleven is proposing to add 12 gas pumps! Will this station benefit Darien and its residents? **NO**. It will draw customers from I-95, increase traffic and crime in the area and benefit 7-Eleven's parent, Seven & I Holdings Co., LTD.
- An additional convenience store? There are several convenient stores within a 1-mile radius of the proposed location. Further, there are several drug stores in the area that more than service Darien's residents' needs. Will an additional convenience store benefit Darien or its residents? **NO**. It will draw customers from I-95, increase traffic and crime in the area and benefit 7-Eleven's parent, Seven & I Holdings Co., LTD.

As a resident of Birch Road, I am especially troubled by the increase in traffic this plan will generate. We have just welcomed our first child, and I am already worried about the busy 'through' traffic on our street. I do not wish to see this increase. Further, it can be quite difficult, especially during 'rush hour', to turn onto the Post road (in either direction) from Birch. While 7-Eleven's advocates acknowledge traffic will increase, their grossly limited study seems to conclude the increase will not be an issue. While I understand the increase in traffic will not be an issue for Seven & I Holdings Co., LTD (7-Eleven's parent), such development will negatively impact Darien and its residents.

This plan offers no value to Darien or its residents. Nobody (including 7-Eleven's advocates) denies the plan will increase crime and traffic. The plan will inevitably force the Darien Police Department to dedicate more resources to the area and therefore Darien's taxpayers will actually finance the initiative. The only winner in this project is Seven & I Holdings Co., LTD (7-Eleven's parent).

In summary and to be clear - if you approve 7-Eleven's application, Darien will suffer additional traffic and crime. Further, Darien's taxes are likely to increase as we finance additional police resources to address such developments. Darien residents get nothing they do not already have from the plan. The only clear beneficiary is Seven & I Holdings Co., LTD (7-Eleven's parent).

For these reasons, I am not sure how anyone can conclude this plan is in Darien's interest or works toward the town's advancement. Thus, I am urging you to reject 7-Eleven's application for 306 Boston Post Road.

Thank you in advance for your consideration.

Best regards,

Alec Matt
30 Birch Road
Darien, CT 06820

November 24, 2020

Dear Darien Planning & Zoning Commissioners and Darine Zoning Board of Appeals Members,

I am writing in strong opposition to the proposed 7-Eleven gas station / convenience store at 306 Boston Post Road. It is my understanding that you are generally charged with upholding the interests and advancement of Darien. While I understand the proposed plan benefits the Seven & I Holdings Co., LTD (the parent of 7-Eleven) and potentially transient drivers from I-95, I fail to see how this initiative benefits the town of Darien or its residents.

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Thus, we must ask: what benefit does 7-Eleven offer Darien to offset these costs?

- An additional gas station? Within 1 mile of the planned location, there are at least 6 gas stations. Thus, the town does not need another 'pump', and yet 7-Eleven is proposing to add 12 gas pumps! Will this station benefit Darien and its residents? **NO**. It will draw customers from I-95, increase traffic and crime in the area and benefit 7-Eleven's parent, Seven & I Holdings Co., LTD.
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For these reasons, I am not sure how anyone can conclude this plan is in Darien's interest or works toward the town's advancement. Thus, I am urging you to reject 7-Eleven's application for 306 Boston Post Road.

Thank you in advance for your consideration.

Best regards,

A handwritten signature in black ink, appearing to read 'Alec Matt', written over a printed name.

Alec Matt
30 Birch Road
Darien, CT 06820

From: lois schneider <lois100@aol.com>
Sent: Tuesday, November 24, 2020 12:13 PM
To: Ginsberg, Jeremy
Cc: jmptrm@gmail.com
Subject: RTM Public Health and Safety Committee

Hi Jeremy,
Please share with the Planning and Zoning Commission.
Thank you.
Lois Schneider 203-979-4906

The Public Health and Safety Committee of the RTM met on Monday, November 23, 2020 and adopted this Sense of the Meeting with 15 of 15 members present. We discussed the proposed 24/7 7-11 application that is before the Darien Planning and Zoning Commission. The Committee expressed concerns about safety issues related to this application including:

- Auto Traffic - at I-95 exit/entrance, entry and exits to the site, Birch Road and Richmond Drive intersections with the Post Road.
- Truck Traffic - for fuel delivery and the use of the site.
- Pedestrian traffic – to/from the site including children’s safety, travelers’ entry and exit, neighborhood walkers.
- Crime – at the site and in the area due to the changing nature of the site and the 24 hour operations.

We trust that the Commission will provide an in-depth analysis and guidelines to address the concerns of the neighbors and townspeople on these issues.

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Pedestrian traffic – to/from the site including children’s safety, travelers’ entry and exit, neighborhood walkers.

Crime – at the site and in the area due to the changing nature of the site and the 24 hour operations.

We trust that the Commission will provide an in-depth analysis and guidelines to address the concerns of the neighbors and townspeople on these issues.

November 24, 2020

Ginsberg, Jeremy

From: Susan McKittrick <susiemck@hotmail.com>
Sent: Tuesday, November 24, 2020 12:35 PM
To: Ginsberg, Jeremy
Subject: 7-11

Mr. Ginsberg,

I am writing for my husband and myself to oppose the proposed 7-11 application. We have lived on Birch Road for over 40 years and have enjoyed its residential character. We have seen traffic increase at the corner of the Post Road over the years. But this 7-11 and gas station would greatly increase traffic and we don't need it in Darien. There are plenty of gas stations already. We are also concerned about the aspect of a 24 hour operation. Again something we do not need and would encourage more I 95 traffic coming into town at all hours.

We sincerely hope that you will keep all of these things in mind to protect our town and our residents.

Susan and John McKittrick, 39 Birch Road

From: Stevenson, Jayme
Sent: Tuesday, November 24, 2020 2:06 PM
To: Craig Sloan
Cc: Anderson, Don; Ginsberg, Jeremy; Olvany, Stephen
Subject: Re: Oppose 7-11

Good afternoon Craig,

Thank you for sharing your thoughts with me. Your comments will be added to the public record for the 7-Eleven application pending before the Planning & Zoning Commission.

Stay well,
Jayme

On Nov 24, 2020, at 1:56 PM, Craig Sloan <csloan23@gmail.com> wrote:

I am writing to share my support of the opposition effort to keep 7-11 from opening in place of Duchess. I am concerned for my fellow Darien residents — especially those in close proximity to a 24-7 gas station.

Craig Sloan

[m] 310.880.8823

From: bonbonb@aol.com
Sent: Tuesday, November 24, 2020 2:22 PM
To: Ginsberg, Jeremy; Stevenson, Jayme

To: Jaymie Stevenson
Jeremy Ginsberg
RE: 7/Eleven in Darien

Many thanks to both of you for the wonderful and effective work you do for our town, Darien.

We wanted to voice the fact that we are vehemently opposed to the Duchess property becoming a 7/Eleven for several reasons:

First: This is a small town, not a highway or city. It is a totally inappropriate commercial establishment to be placed here. (How have they gotten so far with this proposal?)

Second: This will exacerbate our already heavy traffic which will already be becoming greater with all of the upcoming development. Oversize trucks on our 2 lane roads!

Third: Aesthetics. While Duchess was appropriately placed in relation to the road, this will be a major eyesore (especially with 12 gas pumps!)

In a town we have all come to love due to it's gracious, residential nature and size, we will mourn it's change if we are unable to defeat it.

Candy and John Bartlett
2 Morley Lane

To Whom it May Concern:

This letter is to express concern regarding the proposed 24-hour 7-Eleven store and gas station at 306 Boston Post Road. Based on the publicly available information, it is clear that this development would result in several negative consequences for the area surrounding the site and for our community at large, primarily an unnecessary stressing of local infrastructure and an increase in traffic and crime.

Even if the proposed 7-Eleven were permitted for all of the planned commercial activities (it is not currently), the development of a 24-hour, 12-pump gas station, convenience store, and QSR would be disastrous for local traffic patterns and safety. The proposed development would draw traffic off of I-95 and through Exit 13, including large tanker trucks (plans indicate multiple daily gasoline deliveries). The interchanges near the development and neighboring side streets already make for difficult driving and are commonly the site of traffic accidents. The introduction of gasoline and QSR customer traffic (often directed by 7-Eleven's "aggressive marketing app") alongside cumbersome commercial tankers would only exacerbate this issue. In their own words, 7-Eleven is counting on a significant increase in transient traffic to drive business. We should take them at their word. If the proposed 7-Eleven were to move forward, residents of nearby neighborhoods, pedestrians, and motorists would face the very real prospect of more congestion, more accidents, and more injuries.

It is also clear that the development would drive an increase in crime, ranging in severity from shoplifting to gasoline theft ("drive-offs") to a potential surge in overnight auto-theft (already a serious problem in town). 7-Eleven's own significant investment in crime prevention policies shows their recognition of an ongoing issue. The Darien Police Department does an exceptional job keeping this town safe and is admirably rigorous in evaluating emerging risks. When asked if the Police Department has concerns around traffic increases and collision, pedestrian and crosswalk safety, and loitering and criminal activity, Administrative Services Captain Robert Shreders has answered in a straightforward manner: "Yes." When the police signal such concern, we would be well served to listen.

The town of Darien's development plan is designed to consider and approve projects that deliver value and benefit to the town. When all context is evaluated, it is clear that the proposed 7-Eleven does not deliver such value. Raw commercial impact must not be the governing factor in decision making. The proposed development would have an outsized negative impact on the quality of life of families in surrounding neighborhoods, with far-reaching consequences for citizens across Darien. We would be wise to find alternative uses for such a site, the gateway to our town.

Rob Hulick

Nolen Lane

From: Carol Donnelly <caroldave@optonline.net>
Sent: Tuesday, November 24, 2020 4:14 PM
To: Ginsberg, Jeremy
Subject: Fwd: Please, reconsider 7-11

Sent from my iPhone

Begin forwarded message:

From: Carol Donnelly <caroldave@optonline.net>
Date: November 24, 2020 at 4:03:01 PM EST
To: jginberg@darienct.gov, DarienPZC@darienct.gov
Cc: DONNELLY <caroldave@optonline.net>
Subject: Please, reconsider 7-11

Gentlemen,

I'm sure you're hearing from many residents, and I'd like to officially join the ranks!

I would strongly urge you to reconsider allowing 7-11 to take over the Duchess site on the Post Road for the following reasons:

It is my understanding that the traffic study for the Post Road was conducted last spring, likely when our roads were not operating at full capacity due to Covid. As you're likely aware, that is a very busy stretch, and is easily overrun with traffic as 95 backs up with people seeking alternate routes.

7-11 operates a 24-hour business, and given proximity to aforementioned highway, likely poses a target for crime.

Please, please, reconsider!
Many thanks,
Carol Donnelly

Sent from my iPhone

From: Edward Goodnow <edwardg@goodnow.com>
Sent: Tuesday, November 24, 2020 4:27 PM
To: Shreders, Robert; Anderson, Don; Hayes, Brent; Ginsberg, Jeremy
Subject: 7-ELEVEN IN DARIEN

Gentlemen: I would like to add my voice to those who oppose the multiple pump 7-Eleven proposed at the present location of the Duchess Restaurant.

I oppose Planning & Zoning granting any variances to the 7-Eleven operation.

This is exactly what most of us who live in Darien bought homes to get away from. A 7-Eleven with multiple fueling stations and large and garish signing is not in keeping with the traditional Darien environment.

Sincerely yours,

Edward B. Goodnow

November 24, 2020

Town of Darien
Planning & Zoning Commission
2 Renshaw Road
Darien, CT 06820

RE: Business Site Plan Application #128-B, Special Permit Application #314 (7-Eleven, Inc.; 306 Post Road)

To the Commission:

Among numerous other concerns, revolving around the 7 Eleven approval process, one of the key issues was the 24 hour operation approval. For the record, when I inquired with the town planning and zoning office about our 24 hour capabilities I was told due to the close proximity of the residential neighborhood 24 hour operations was prohibited in my location. The current Duchess property is less than 800 feet away from our property.

Thank you,

Cal Ahmad
Smart Foods of Darien
211 Post Road
Darien, CT 06820

From: Kelley Albritton <kelleyalbritton@gmail.com>
Sent: Tuesday, November 24, 2020 7:12 PM
To: Ginsberg, Jeremy
Subject: Opposition to 7-Eleven Boston Post Road

Dear Darien Planning & Zoning Commissioners and Darien Zoning Board of Appeals Members,

I am writing in strong opposition to the proposed 7-Eleven gas station / convenience store at Boston Post Road. It is my understanding that you are generally charged with upholding the interests and advancement of Darien. While I understand the proposed plan benefits the Seven & I Holdings Co., LTD (the parent of 7-Eleven) and potentially transient drivers from I-95, I fail to see how this initiative benefits the town of Darien or its residents.

During your November 10 meeting, the 7-Eleven discussion revolved around two themes: crime and traffic. At the meeting, 7-Eleven's advocates (employees and legal representatives of 7-Eleven) seemed to focus their attention on how they will mitigate the increase in traffic and crime that their existence will bring Darien. Therefore, 7-Eleven's own advocates inherently clarified that their store will increase both crime and traffic in Darien.

Thus, we must ask: what benefit does 7-Eleven offer Darien to offset these costs?

- An additional gas station? Within 1 mile of the planned location, there are at least 6 gas stations. Thus, the town does not need another 'pump', and yet 7-Eleven is proposing to add 12 gas pumps! Will this station benefit Darien and its residents? **NO**. It will draw customers from I-95, increase traffic and crime in the area and benefit 7-Eleven's parent, Seven & I Holdings Co., LTD.
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As a resident of Birch Road, I am especially troubled by the increase in traffic this plan will generate. We have just welcomed our first child, and I am already worried about the busy 'through' traffic on our street. I do not wish to see this increase. Further, it can be quite difficult, especially during 'rush hour', to turn onto the Post road (in either direction) from Birch. While 7-Eleven's advocates acknowledge traffic will increase, their grossly limited study seems to conclude the increase will not be an issue. While I understand the increase in traffic will not be an issue for Seven & I Holdings Co., LTD (7-Eleven's parent), such development will negatively impact Darien and its residents.

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In summary and to be clear - if you approve 7-Eleven's application, Darien will suffer additional traffic and crime. Further, Darien's taxes are likely to increase as we finance additional police resources to address such developments. Darien residents get nothing they do not already have from the plan. The only clear beneficiary is Seven & I Holdings Co., LTD (7-Eleven's parent).

For these reasons, I am not sure how anyone can conclude this plan is in Darien's interest or works toward the town's advancement. Thus, I am urging you to reject 7-Eleven's application.

Thank you in advance for your consideration.

Sincerely,

Kelley Matt
30 Birch Road
Darien, CT 06820

Ginsberg, Jeremy

From: SARAH WOODBERRY <sarah.woodberry@icloud.com>
Sent: Tuesday, November 24, 2020 5:22 PM
To: Ginsberg, Jeremy
Subject: Please NO 7-11

Dear Jeremy,

I would like to register my concern about the proposed 7-11 at the Duchess site ... for the myriad of reasons cited by so many: traffic, safety, damage to the small town nature of Darien, surfeit of gas stations there, competition to local biz.

As a resident of Darien, I am asking you to please not approve this. It simply does not make sense.

Thank you so much for all you do for the town of Darien.

Very Best,
Sarah Woodberry
23 Lakeside Ave