

**TOWN OF DARIEN**  
**PLANNING AND ZONING COMMISSION**

**REPORT REQUEST**

**Proposed Amendments to Darien Zoning Regulations (COZR #4-2020)**  
**Business Site Plan Application #128-B, Special Permit Application #314**  
**7-Eleven, Inc., 306 Boston Post Road.**

**TO:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Dept. of Public Works/Sewer Services | <input type="checkbox"/> Harbor Master  |
| <input checked="" type="checkbox"/> Fire Marshal's Office                | <input type="checkbox"/> Town Historian   |
| <input type="checkbox"/> Building Department                             | <input type="checkbox"/> Five Mile River Commission   |
| <input type="checkbox"/> Beautification Commission                       | <input type="checkbox"/> Aquarion Water Company   |
| <input checked="" type="checkbox"/> Traffic Authority                    | <input checked="" type="checkbox"/> Western CT Council of Governments                         |
| <input checked="" type="checkbox"/> Health Department                    | <input type="checkbox"/> Connecticut Department of Energy and Environmental Protection (DEEP) |
| <input checked="" type="checkbox"/> Environmental Protection Commission  |   |
- Other Darien Town Clerk, City of Norwalk, City of Stamford

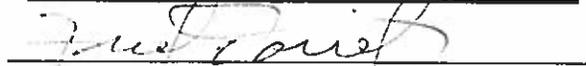
Subject: **Proposed Amendments to Darien Zoning Regulations (COZR #4-2020), Business Site Plan Application #128-B, Special Permit Application #314, 7-Eleven, Inc., 306 Boston Post Road.** Proposal to amend Sections 210, 755, 904, and 1056 of the Darien Zoning Regulations relative to Motor Vehicle Service Stations, including gas stations. The intent of the proposed Regulation amendments are to distinguish gas stations from repair shops and to modernize standards to reflect customary, accessory convenience store and food related offerings. The full text of the proposed amendment is on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection, and online at [www.darienct.gov/pzcpendingapplications](http://www.darienct.gov/pzcpendingapplications). Proposal to raze the existing Duchess Restaurant on the site and to redevelop the site as a 7-Eleven gas station with associated convenience retail and an accessory quick-service restaurant in a new 4,050+/- square foot building; and to perform related site development activities. Twelve self-service fueling positions, with an overhead canopy, would occupy the site. The 1.04+/- acre subject property is located on the south/east side of Boston Post Road, approximately 125 feet north/east of its intersection with Birch Road, and is shown on Assessor's Map #32 as Lot #9 in the Service Business (SB) Zone.

Recommendations and/or technical comments should be received in the Planning and Zoning Office by:

**Tuesday, September 15, 2020**  
**10:00 A.M.**

Commission Hearing Scheduled:

**On or after September 22, 2020**

  
\_\_\_\_\_  
For Planning and Zoning Commission

Plan reviewed by: Capt. Robert Shreders

Permit or approval from this Department \_\_\_ is/ \_\_\_ is not required.

Comments:

Recommend that Mike Galante reviews the traffic study.  
Concern about cars turning left out of the lot.

(RS)