Ex 31

January 2026

Petition Against a New Drive-Through Convenience Store and Gas Station in Moodus, Connecticut

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We, the undersigned, are concerned that the property at 416 E. Haddam Moodus Road, at the intersection of Route 149 and Route 151, is not an appropriate location for a proposed six-pump gas station, convenience store, and drive-through fast food restaurant, with a 78-foot branded canopy.

Our reasons:

- **The Moodus Master Plan calls for traffic calming improvements, decorative crosswalks, and welcoming signage at this intersection, not for a brightly lit, high-volume gasoline and fast-food business with hundreds of additional cars and trucks queueing for food and gas at all hours, via three curb cuts. The increased vehicular flow on and around the property will interfere with sight lines and make an already dangerous intersection worse.**

- **There's a well-run 7-Eleven just up the road.**

- **Existing East Haddam businesses are likely to be negatively affected—Moodus Mud Coffee Roasters, Hometown Market, Village Pizza, Higher Grounds, and Two Wrasslin' Cats, for example.**

- **Cumberland Farms, which previously operated a convenience store/gas station at this address, developed, in the years when it was boarded up and abandoned, leaking underground fuel storage tanks, triggering an expensive hazardous-waste cleanup operation. Digging the soil up again in order to bury two new twelve thousand gallon fuel tanks and two one-thousand-gallon septic-system tanks would be a mistake.**

- **The property is now zoned C-3, which disallows gas stations and drive-through fast-food, and aims to "enhance the architectural and historic character of the District," and to "provide opportunities for pedestrian circulation, rest, and relaxation."**

• The drive-through window will require the construction of a new 22-foot-wide access road behind the building, along with a retaining wall that cuts into a rocky slope. Trees will be felled to make way for an elaborate drainage swale system in the rear of the property. This promises to be a disruptive, noisy, unsightly project.

The envisioned high-traffic business, at this location, is dangerous, unnecessary, and harmful to the village character and established businesses of Moodus. We hope that a more welcoming use can be found for this pivotal corner property.