

Board approves Jiffy Lube site

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WESTFIELD — The Planning Board approved a special permit requested by F.L. Roberts to construct a Jiffy Lube on South Maple Street Tuesday night.

The company requested the board to approve a special permit and site plan to construct a new building at its existing facility at 90 South Maple St.

Currently, there is a Sunoco station/convenience store as well as a carwash at the rear of the property.

The Jiffy Lube building, which will have four bays and an office, will be constructed in an area now used for large vehicle parking to the east of the gas station and north of the car wash. There will also be a basement where the technicians work on vehicles and where new products and waste materials will be stored.

Dave Bean, of D.L. Bean Inc., a land use and surveying consulting firm, presented details of the project, which will create seven new jobs at the complex.

Bean said there will be little impact on drainage and environmental issues because the building will be constructed in the parking area which is already an impervious surface.

Bean said that the company will submit a filing to the city's Conservation Commission to address compensatory storage of flood water. Initially, the filing was not thought to be necessary, but the site was identified as being in the flood plain during the surveying process.

The facility will include drainage and deep sumps with oil-water sep-

arators.

See Jiffy Lube, Page 3

The basement is sealed to prevent water seepage into the structure and prevent contamination by waste oil and other carbon-based volatiles from leaking out.

Carl Vincent, a 12-year resident of 89 South Maple St., requested that the plan also address traffic flow and parking, especially for large commercial vehicles, city trucks and school buses that frequently park in the area where the Jiffy Lube facility will be built.

The Planning Board included several special conditions, including requiring all deliveries to be made at the rear of the convenience store, installation of two "No Parking" signs in the parking lot along the roadway and two directional signs indicating commercial vehicle parking areas.

In other business, the board approved the site plan for construction of Five Guys Burgers & Fries restaurant at the Little River Plaza.

That hearing was continued from the May 3, 2011, session to allow time for the Department of Transportation to approve a change to the curb cut on Route 20 (East Main Street), which will be moved to the east for the restaurant project.

The planners also approved a special request from Sharon and David Schenna to construct a 1,500-square-foot warehouse and to convert an existing house into a business office.

The couple plan to operate an alarm business, which currently has six employees, from the location at 845 Airport Industrial Road.

Bean, also representing the Schennas, said the plan includes a paved parking area with 12 spaces and a drainage system that includes a retention basin for water coming off the warehouse, and a swale to disperse water from the paved parking lot.

The site is 3.1 acres in size, about



135,000 square feet, of which 13,000 square feet will be used for structures and parking.

David Schenna said that the alarm technicians are assigned trucks that are used for service at customers' facilities. The technicians come to the business to get alarm systems and parts, then install those items at the customers' locations.