WESTPORT, CONNECTICUT
CONSERVATION DEPARTMENT
TOWN HALL - 110 MYRTLE AVENUE
WESTPORT, CONNECTICUT 06880
(203) 341-1170 • (203) 341-1088

TO: Planning and Zoning Commission
FROM: Alicia Mozian, Conservation Director
DATE: June 7, 2017

RE: Text Amendment #733 to Allow Electric Automotive Establishment in the RORD 2 Zone as an Adaptive Reuse.

Comments: The applicant's analysis has determined that there are only two properties that would be eligible for such an electric automotive establishment to be located – 20 Saugatuck Avenue and 521 Riverside Avenue. Though the electric car, as described in the applicant's narrative, has far less of a potential impact to the environment than a conventional petroleum-based combustible engine, it nonetheless is not without any potential impact to ground and surface water. For example, there is still use of anti-freeze and transmission oil. In addition, the floor plans for the dealership include a wash bay. Locating the dealership at 20 Saugatuck Avenue is not as much of a concern as the potential for one at 521 Riverside Avenue as that property directly abuts the Saugatuck River. Hopefully, the Rowing Club will enjoy a long-term home in its current location and we will not need to be concerned with a potential car dealership moving next to the River. However, is there more to the Special Permit criteria (Section 22-2.2.11) that could be added to further eliminate this location as a possible future site?

The applicant has provided a proposed floor plan for the potential location at 20 Saugatuck Avenue which includes a wash bay. The Connecticut DEEP has specific requirements for this activity so as to eliminate or minimize potential pollution problems. Should a Special Permit application be pursued, more details would need to be provided to ensure that these requirements have been met such as inclusion of an oil and grit separator. Attached are Fact Sheets from the CT DEEP which give guidance and requirements for this activity. Our Town Engineering Department will need to be included in the over-sight of this as it relates to storm and sewer system discharge. Should the applicant feel that these DEEP requirements are not relevant to an electric car dealership then we would suggest advice be sought from DEEP directly on what best management practices should be employed.

Thank you for the opportunity to comment.

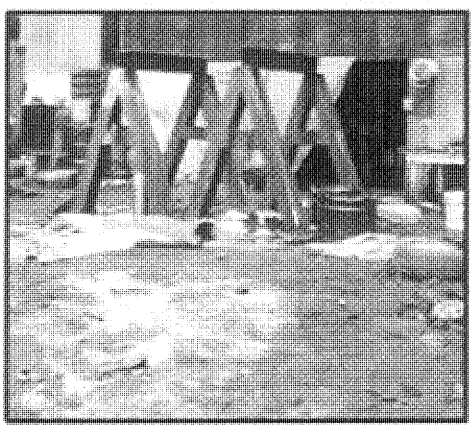
Pit Stops Fact Sheet

Stormwater

Potential Environmental Impacts

Many facilities have outside processes, storage areas and/or material handling areas. Stormwater contacting these outdoor areas can carry pollutants such as oils, solvents, and heavy metals directly into streams or other surface waters, killing aquatic life and polluting areas where people swim, fish and boat. Some activities that are potential sources of stormwater runoff pollution include:

- Outdoor storage including vehicles, tires, parts, batteries, drums or other containers;
- Washing of vehicles or equipment outside;
- Repair/maintenance activities conducted outside;
- Compactor and dumpster leakage;
- Open topped dumpsters;
- Truck loading docks: spillage, pavement drains;
- Shop floor wash water directed outside;
- Internal floor drains or trenches connected to storm drains; and
- Dismantling of vehicles outside.



Outside dismantling area contaminated with improperly drained vehicle fluid

Legal Requirements

DEEP has developed general permits to cover the discharge of stormwater runoff. [CGS Section 22a-430b]:

- The following facilities must register for the General Permit for the Discharge of Stormwater Associated with Industrial Activity:
  - Any auto recyclers, scrap yards, or battery reclaimers.
  - Any transportation facilities involved in vehicle or equipment maintenance and fueling operations, including retail truck stops, marinas, yacht clubs, boat dealers, and federal, state, or municipal public works garages.
- The following facilities must register for General Permit for the Discharge of Stormwater Associated with Commercial Activity:
  - Any auto dealers, gas stations, or auto repair facilities, which have 5 or more acres of contiguous impervious surface (including roofs, paved parking, roadways and sidewalks).
- Even if your facility does not fall under the permitted categories mentioned above, best management practices must still be used to prevent illegal discharges.
- A stormwater discharge means the discharge of precipitation runoff from any conveyance, such as a pipe, ditch, channel, or swale that is used for collecting and conveying stormwater from areas related to the commercial or industrial activities at the site.

- Both general permits require the development of a stormwater management plan, which is a document outlining the facility's potential pollutant sources, and measures taken to prevent pollution such as employee training, the implementation of good housekeeping measures and other best management practices to prevent pollutants from getting into stormwater runoff. Semi-annual sampling of stormwater is also required for site with industrial activities. Any interior floor drains that connect to storm sewers, ground, groundwater, or surface water and do not have a permit are illegal in Connecticut [CGS Section 22a-430]. Interior floor drains must be connected either through a sewer line to a sewage treatment plant or to a holding tank. They may require an oil and grit separator and can be permitted under the General Permit for the Discharge of Vehicle Maintenance Wastewater (see the Shop Wastewater fact sheet).
- For copies of the general permits, a guidance document for preparing a stormwater management plan, or for more information about the requirements, call DEEP's Water Permitting Enforcement Division at 860-424-3025 or visit DEEP's Stormwater webpage.

Legal References

- Permits - CGS Sections 22a-430 and 22a-430b

Best Management Practices

- ★ Prevent leaks and spills. Conduct dismantling operation in a covered area and on an impervious surface. When removing vehicle fluids, always use a drain pan or vacuum system to capture the fluids. Place drip pans or pads under stored vehicles with leaks.
- ★ Clean up spills immediately. Have spill kits with absorbent materials and brooms, shovels, or scoops readily available around the work areas.
- ★ Handle fluids properly. After you remove vehicle fluids, store the fluids in clearly labeled containers with secondary containment and cover them.
- ★ Store oily parts in a way that avoids exposure to rain or snow. This can include storing parts indoors, under a permanent roof on an impervious surface, in leak-proof covered containers or under temporary cover (like tarps).

Pollution Prevention Checklist

- ✓ Is dismantling done on an impervious surface and under cover?
- ✓ Do you have spill kits readily available in work areas?
- ✓ Do you store oily parts under some type of cover?

Did You Know?
Pollutants carried in storm drainage systems now make up between 50% and 90% of all pollutants reaching Connecticut's surface waters.

2014 Pit Stops Fact Sheets. Connecticut Department of Energy and Environmental Protection, Office of Pollution Prevention, 860-424-3297. Updated April 2014 www.ct.gov/deep/pitstops

Antifreeze

Potential Environmental Impacts

Antifreeze can pollute groundwater, surface water and drinking water supplies if dumped, spilled or leaked, and is a serious health hazard to humans and animals if ingested. While in an engine, antifreeze can become contaminated with lead or benzene to the point where it must be managed as a hazardous waste. There are two types of antifreeze commonly in use today - ethylene glycol and propylene glycol. The most common is ethylene glycol antifreeze, which is odorless, sweet tasting, and usually greenish-yellow in color. Propylene glycol antifreeze, usually pink, is less toxic than ethylene glycol. Extended life antifreeze, usually orange, contains additional additives and is available in both ethylene and propylene bases.

Legal Requirements

- Antifreeze may not be discharged to the ground, storm drains, septic systems or sanitary sewers or to surface waters. [CGS Section 22a-430]
- A hazardous waste determination must be conducted in order to determine whether your used antifreeze is hazardous or non-hazardous waste. Keep records of testing for at least 3 years. See Appendix A for more information on testing requirements. [40 CFR 262.11; RCSA Section 22a-449(c)-102(a)(2)(A)]
- If the antifreeze has been determined to be non-hazardous, it is considered a Connecticut-regulated waste and must be either recycled or disposed of via a permitted waste hauler. There are no specific storage requirements for non-hazardous used antifreeze [CGS Section 22a-454]. However, in order to prevent spills and releases to the environment, antifreeze should be stored in a secure tank or container, preferably located indoors, and should be provided with secondary containment, such as a berm or double-walled tank.
- Antifreeze which has been determined to be hazardous waste must either be recycled or disposed of via a permitted hazardous waste hauler. While stored on-site, it must be managed in accordance with hazardous waste storage requirements. See Appendix A for more information. [40 CFR 261.5 and RCSA Section 22a-449(c)-101 and -102.]
- If you recycle hazardous antifreeze on-site, you must file a Recycling Registration with DEEP at least 30 days prior to recycling. For a copy of the registration form, contact DEEP's Waste Engineering and Enforcement Division at 860-424-3023. [RCSA Section 22a-449(c)-101(c)(2)(A)]
- A hazardous waste determination must be conducted on any used filters from recycling antifreeze and on any contaminated materials that were used to clean up antifreeze spills. Keep records of testing for at least 3 years. See Appendix A for more information. [40 CFR 262.11; RCSA Section 22a-449(c)-102(a)(2)(A)]
- Report antifreeze as part of your hazardous and toxic chemical inventory and notifications required under the Emergency Planning and Community Right-to-Know Act of 1986 (EPCRA) [40 CFR 355] if over 10,000 pounds of ethylene glycol (about 1250 gallons) is stored on-site. See Appendix B for more information for EPCRA reporting requirements.

Legal References

- Criteria for listing hazardous waste - 40 CFR 262.11
- Emergency Planning and Notification - 40 CFR 355
- Discharge - CGS Section 22a-430
- Storage requirements - CGS Section 22a-454
- Recyclable Materials - RCSA Section 22a-449(c)-101(c)
- Hazardous Waste Determination - RCSA Section 22a-449(c)-102(a)(2)(A)

Best Management Practices

★ Segregate used antifreeze from other wastes. Label the container "Waste Antifreeze."

→ ★ Use the less toxic propylene glycol antifreeze where appropriate. Check with the car manufacturer or owner's manual to determine the recommended type(s) of antifreeze.

★ Recycling options for antifreeze include:

1. Contract with a hauler that recycles the antifreeze off-site. If recycling off-site, use a DEEP permitted transporter to have your waste antifreeze hauled to a permitted facility for recycling, treatment, storage or disposal. Or
2. Purchase on-site recycling equipment and recycle at your facility.

★ If recycling antifreeze on site, make sure to keep the different types separated.

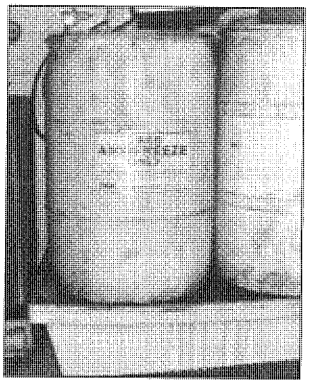
★ Use drip pans and funnels when transferring antifreeze to minimize spills and drips.

★ Store antifreeze in a container that can be completely drained with a wide opening. Keep antifreeze storage containers closed at all times.

★ Provide secondary containment to prevent spills from entering ground water or stormwater.

★ Wear eye protection, clothing that covers exposed skin and rubber gloves when transferring antifreeze. Pour slowly and carefully to avoid splashing.

★ Never mix antifreeze with other chemicals.

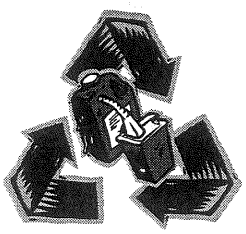


Used antifreeze, labeled and stored on secondary containment

For more information, call DEEP's Waste Engineering and Enforcement Division at 888-424-4193.

Pollution Prevention Checklist

- ✓ Do you recycle used antifreeze?
- ✓ Do you promote the use of less toxic, propylene glycol antifreeze?
- ✓ Do you provide secondary containment for your used antifreeze containers to prevent spills from entering groundwater or stormwater?



Did You Know?

Recycling waste antifreeze may reduce your monthly hazardous waste totals and can minimize the regulations that you are required to comply with by reducing your hazardous waste generator status.

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Pit Stops Fact Sheet

Shop Wastewater

Potential Environmental Impacts

Vehicle maintenance wastewater is floor washdown and incidental drippage from vehicles as a result of routine servicing operations, washing vehicle exteriors or steam cleaning engines, or vehicle dismantling or crushing. It may contain chemicals such as oils, degreasers, gasoline, diesel fuel, detergents, heavy metals and antifreeze. In some instances it may contain solvents. If discharged through a dry well or septic system to the ground, these chemicals may render drinking water supplies unfit for human consumption. If discharged directly or indirectly to surface water these chemicals can be toxic to fish and other aquatic life.

Shop wastewater directed outside is an illegal discharge.

Legal Requirements

- If your facility has floor drains, they must connect to either 1) a sewer line that connects to a sewage treatment plant or, 2) a holding tank. If you do not know where your floor drains lead, the building plans that you have or that are on file at the town hall may show locations of drain discharges. Floor drains must not discharge to a septic system, a drywell, or a storm sewer.
- A permit is required if your facility has floor drains [CGS Section 22a-430]. If you meet the conditions listed below, you may qualify for the General Permit for the Discharge of Vehicle Maintenance Wastewater:
  - The facility generates no more than 15,000 gallons per day of vehicle maintenance wastewater.
  - All vehicle wastewater must be treated using an oil and grit separator that has a least a 1,000-gallon capacity and meets specifications outlined in the General Permit.
  - Vehicle wastewater must discharge from the separator either through a sewer line to a sewage treatment plant or to a holding tank that meets the specifications of the General Permit. If the holding tank is installed, you must have a permitted transporter haul the wastewater to a sewage treatment plant that is properly permitted to accept vehicle maintenance wastewater. Call DEEP's Water Permitting and Enforcement Division at 860-424-3025 or go to the DEEP website for a list of transporters.
  - Vehicles must be washed, steam-cleaned and/or serviced within a roofed structure constructed to keep vehicle wastewater separate from stormwater.

- The oil and grit separator must be inspected at least twice per year. A log of these inspections must be kept at the facility. (See the Vehicle Maintenance Wastewater General Permit for the required log form.) The separator must be cleaned out as often as necessary to assure effective operation. The quantity of oil, grease and grit shall not exceed 20% of the distance between the separator base and static liquid level.
- Oil, water and grit removed from the oil and grit separator must be sent to a facility that is permitted to accept such wastes. In addition, the waste must be picked up and hauled to this facility by a permitted transporter. See the Used Oil Fact Sheet for additional requirements on the management of this waste.
- If vehicle wastewater is collected in a holding tank, the wastewater must be picked up by a permitted transporter and brought to a facility that is permitted to accept it. If the facility that you send your wastewater to is a used oil recycler, you must also manage your wastewater under the used oil requirements. (See the Used Oil Fact Sheet for more information on these requirements.)
- Small volume autobody repair facilities and small volume vehicle detailing facilities that discharge less than 500 gallons per day of vehicle wastewater may discharge their vehicle wastewater directly through a sewer line to a sewage treatment plant without treatment. See the guidance document for the General Permit to determine if your facility meets the other requirements for a small volume operation.
- Chemical liquids, such as oil or petroleum, antifreeze, paints, degreasers (both solvent and aqueous based), and rust proofing compounds, should be stored and disposed of in accordance with all state and federal requirements. Proper precautions should be taken so that these liquids do not end up discharging into floor drains or outside of the facility. (See Appendix A for waste management and disposal requirements.)

For a copy of the general permit, registration form or guidance document explaining the requirements, visit the Vehicle Maintenance Wastewaters General Permit information on the DEEP website or call DEEP's Water Permitting and Enforcement Division at 860-424-3025.

Legal References

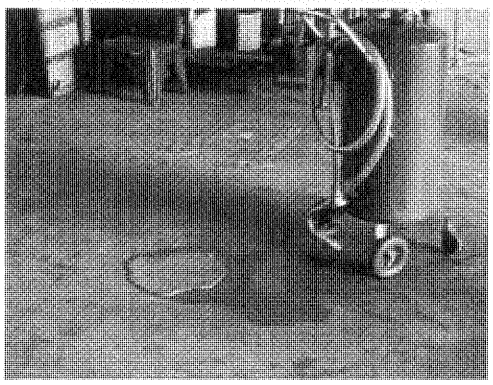
- Permits - CGS Section 22a-430

Best Management Practices

★ Adopt a dry shop goal. Keep your shop floor dry and clean.

1. Clean snow and ice off of the top of vehicles before bringing them inside.
2. Prevent spills from ever reaching the floor by using appropriate equipment; such as funnel drum covers and overhead fluid delivery systems.
3. Sweep or vacuum floors often.
4. Make sure mechanics carry rags so that small spills can be wiped dry when they occur.
5. Never hose down your work area.

- ★ Consider sealing your shop floor with epoxy or other suitable sealant so spills won't be absorbed and clean-ups will be quicker. It can reduce the liability for a clean-up of a contaminated shop floor and soil below.
- ★ If it becomes necessary to wash the floor, use only the quantity of water needed to produce the appropriate level of cleanliness. Direct all wastewater to a properly permitted floor drain (see Legal Requirements section above). Flushing floor wastes outside constitutes an illegal discharge.
- ★ Always use self-closing faucets and nozzles to ensure no source is left running or unattended. Post this notice by all sinks and drains – "Do not pour any vehicle fluids, paints, solvents, or other wastes down sinks or drains."
- ★ If your vehicle maintenance wastewater is collected in a holding tank and hauled to a permitted facility, you can reduce your costs by segregating the regulated vehicle maintenance wastewater from "household" type wastewater. Wastewater from bathrooms and cafeterias can be discharged to a septic system.
- ★ Only use absorbents like speedi-dry or "kitty litter" when the spill cannot be cleaned with shop rags, dedicated mops, or squeegees. Use absorbent pads and mats to prevent large spills from spreading and entering floor drains. See the Rags and Absorbents Fact Sheet on how to properly manage spent absorbents.

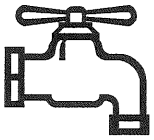


Sealed floor drain—spill should be cleaned up immediately so that material doesn't get tracked outside the building.

- ★ Clean up spills immediately so that the spilled material does not get tracked outside the building.
- ★ A permanently sealed floor drain should first have a plumber's plug inserted inside the drain. Concrete should then be poured on top of the plumber's plug.

Pollution Prevention Checklist

✓ Do you have a goal of keeping your shop floor 100% dry?



Did You Know?

Currently over two million Connecticut residents rely on groundwater as their source of drinking water.