

# 2 | Land Use Inventory

## 2.5 | Table of APA Regulated Land Use Activities

REGULATED ACTIVITY <sup>1</sup>	INCLUSIONS / EXCEPTIONS	TYPICAL LAND USE <sup>2</sup>	ACTIVITY	CHEMICAL OF CONCERN
<b>Model Section 2(35)(A)</b> Underground Storage or Transmission of Oil, Petroleum or Hazardous Material	Includes all except: 1. Activities pre-empted by federal law (pipelines, etc.) 2. Underground storage tanks containing #2 fuel oil located >500 feet from an APA well 3. Underground electrical facilities such as transformers, breakers, or cables containing oil for cooling or insulation purposes which are owned and operated by a public service company	Gas stations, automotive or fleet garages, miscellaneous businesses	Tank, pipeline or joint leaks or breaks	Liquid fuel hazardous material
<b>Model Section 2(35)(B)</b> Oil or Petroleum Dispensing	Includes all retail, wholesale or fleet use except above-ground storage of <2,000 gallons, subject to conditions – see RCSA Sec. 22a-354i 5(c)(6)	Gas stations, automotive or fleet garages, fuel oil dealers, miscellaneous businesses	Leaks, drips, tank ruptures	Hydrocarbons, benzene and other contaminants
<b>Model Section 2(35)(C)</b> Wholesale Hazardous Materials	Includes all on-site storage of hazardous materials for the purpose of wholesale sale	Chemical warehouses, bulk storage facilities, tank farms	Large volumes of various materials and products handled, stored and distributed that might contaminate groundwater as a result of accidents, poor management practices, flooding or fires	Solvents, organic and inorganic chemicals, and hydrocarbon contamination threats
<b>Model Section 2(35)(D)</b> Vehicle Repair or Maintenance	Includes all repair/maintenance of vehicles or internal combustion engines of vehicles, involving the use, storage or disposal of hazardous materials, including solvents, lubricants, paints, brake fluids, transmission fluids or the generation of hazardous wastes	Auto service, car dealers, auto body repair, aircraft repair, boat or marine dealer repair, fleet/municipal garages, marine, recreational, motorcycle dealers, construction equipment repair/rental, tractor/lawnmower repair	Fuel storage, use and storage of oils, paints, thinners, various solvents, brake and transmission fluids	Hydrocarbons, solvents, benzene
<b>Model Section 2(35)(E)</b> Salvage Operations	Includes all salvage operations of metal or vehicle parts	Junkyards, salvage yards	Fuel storage, use and storage of oils, paints, thinners, various solvents, brake and transmission fluids	Hydrocarbons, solvents, benzene
<b>Model Section 2(35)(F)</b> Non-Domestic Wastewater Discharges to Ground	Includes all except: 1. Domestic sewage 2. Stormwater (see BMPs) 3. The following if have a DEEP discharge permit: (i) pump and treat system for groundwater remediation, (ii) potable water treatment system, (iii) heat pump system, (iv) non-contact cooling water system, or (v) swimming pools	Miscellaneous industrial businesses or commercial service facilities	Discharge of non-biodegradable waste to groundwater	Persistent organic and inorganic compounds
<b>Model Section 2(35)(G)</b> Car or Truck Washing	Includes all vehicle washing, except if the discharge of wastewaters is to a publically-owned treatment works (sewer system)	Car washes, truck stops, car or truck dealers	Discharge of non-biodegradable waste to groundwater	Hydrocarbons, solvents, benzene
<b>Model Section 2(35)(H)</b> Chemical Production	Includes all production or refining of chemicals, including hazardous materials or asphalt	Chemical, petroleum, asphalt, pesticide manufacturers	Storage, use and production of chemicals, equipment cleaning and maintenance, hazardous waste generation	Organic and inorganic chemicals
<b>Model Section 2(35)(I)</b> Clothes or Cloth Cleaning Service	Includes clothes or cloth cleaning services that involve the use, storage or disposal of hazardous materials, including dry-cleaning solvents	Dry cleaners (on-site processing)	Storage, use, and disposal of chemicals, hazardous waste generation	Solvents
<b>Model Section 2(35)(J)</b> Industrial Laundry Service	Includes cleaning of clothes or cloth contaminated by hazardous material, except if the discharge of wastewaters is to a publically owned treatment works (sewer service)	Industrial laundries (but which does not use dry-cleaning solvents for cleaning); dry cleaners are regulated under (I)	Discharge of wastewaters that may contain hazardous material	Organic and inorganic chemicals
<b>Model Section 2(35)(K)</b> Power Generation	Includes all generation of electrical power by means of fossil fuels except generation: 1. By an emergency engine (as defined in section 22a-174-22(a)(3) of the RCSA) 2. By means of natural gas or propane	Power plants	Fuels storage/use, large quantities of waste generation, equipment maintenance, machine shops	Hydrocarbons, solvents
<b>Model Section 2(35)(L)</b> Electrical, Electronics Production	Includes production of electronic boards, electrical components, or other electrical equipment involving the use, storage or disposal of any hazardous material or involving metal plating, degreasing of parts or equipment, or etching operations	Electrical equipment or electronics manufacturers	Storage/use of hazardous material, hazardous waste generation, equipment cleaning and maintenance, machine shops	Heavy metals, chlorinated solvents, strong acids and alkalis, paint and thinner wastes and waste oils

<sup>1</sup> **Please note:** The intent of this table is to provide guidance, and the language of the regulation is simplified for ease of use. See the Model Municipal Regulation Section 2(35) for specific language.

<sup>2</sup> This is not an exhaustive list of land uses, just examples of the types of land use to clarify categories.

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### 2.5 | Table of APA Regulated Land Use Activities (continued)

REGULATED ACTIVITY <sup>1</sup>	INCLUSIONS / EXCEPTIONS	TYPICAL LAND USE <sup>2</sup>	ACTIVITY	CHEMICAL OF CONCERN
<b>Model Section 2(35)(M)</b> Embalming or Crematory Services	Includes embalming or crematory services that involve the use, storage or disposal of hazardous materials, except if the discharge of wastewaters is to a publicly owned treatment works (sewer service)	Funeral homes, crematories, pet crematories	Storage/use of hazardous material	Embalming fluids
<b>Model Section 2(35)(N)</b> Furniture Stripping	Includes furniture stripping operations which involve the use, storage or disposal of hazardous materials	Furniture strippers	Storage/use of solvents, hazardous waste generation	Chlorinated solvents
<b>Model Section 2(35)(O)</b> Furniture Finishing	Includes furniture finishing operations which involve the use, storage or disposal of hazardous materials (but not stripping; furniture stripping is regulated under (N))	Furniture manufacturers or repair	Painting and finishing of wood, cleaning and maintenance of equipment	Solvents, preservatives, paint wastes
<b>Model Section 2(35)(P)</b> Hazardous Waste Storage, Treatment or Disposal Facility	Includes all storage, treatment or disposal of hazardous waste subject to a permit under Sections 22a-449(c)-100 to 22a-449(c)-110, inclusive, of the RCSA	Hazardous waste storage, treatment or disposal facilities	Spills, leaks, and possible leachate from storage and processing of wastes	Various potential organic and inorganic contaminants
<b>Model Section 2(35)(Q)</b> Biological or Chemical Testing	Includes testing, analysis or research that involves the use, storage or disposal of hazardous material except: 1. On-site testing of a public supply well by a water utility, or 2. If the discharge of wastewaters is to a publicly owned treatment works (sewer service)	Biological or chemical laboratories, research facilities, school laboratories	Storage/use of various chemicals and waste materials	Numerous
<b>Model Section 2(35)(R)</b> Pest Control Services	Includes pest control services that involve storage, mixing or loading of pesticides or other hazardous materials	Lawn care, pest control services	Storage/mixing of chemicals, equipment cleaning, fueling and maintenance	Pesticides, hydrocarbons, solvents
<b>Model Section 2(35)(S)</b> Photographic Finishing	Includes photographic finishing that involves the use, storage or disposal of hazardous materials except if the discharge of wastewaters is to a publicly owned treatment works (sewer service)	Photographic finishing laboratories	Generation of wastewaters that may contain hazardous materials	Acids, alkalis, heavy metals
<b>Model Section 2(35)(T)</b> Production or Fabrication of Metal	Includes production or fabrication of metal products which involves the use, storage or disposal of hazardous materials including (i) metal cleaning or degreasing with industrial solvents, (ii) metal plating, or (iii) metal etching	Metal foundries, finishers, machine shops, fabricators, metal plating	Storage and use of hazardous material, hazardous waste generation, equipment cleaning and maintenance, machine shops	Heavy metals, chlorinated solvents, strong acids and alkalis, waste oils, phenols, PCB's, Cyanides
<b>Model Section 2(35)(U)</b> Printing	Includes printing, plate making, lithography, photoengraving, or gravure, which involves the use, storage or disposal of hazardous materials	Printers or publishers	Storage /use of ink chemicals, equipment cleaning, engraving	Chlorinated solvents, phenols, hydrocarbon compounds
<b>Model Section 2(35)(V)</b> Waste Recycling Facility	Includes accumulation or storage of waste oil, antifreeze or spent lead-acid batteries that are subject to a general permit issued under sections 22a-208(i) and 22a-454(e)(1) of the CGS	Recycling facilities, collection or transfer stations	Released leachate generation from waste collection and storage	Numerous chemical constituents
<b>Model Section 2(35)(W)</b> Rubber or Resin Production	Includes production of rubber, resin cements, elastomers or plastic that involve the use, storage or disposal of hazardous materials	Rubber, resin, elastomer or plastic manufacturers	Raw material storage, process hazardous waste generation, machine shops	Waste oils, solvents, phenols, strong organic and inorganic wastes
<b>Model Section 2(35)(X)</b> Storage of Deicing Chemicals	Includes all, unless storage takes place within a weathertight, waterproof structure for the purpose of retail sale, or for the purpose of deicing parking areas or access roads to parking areas	Salt storage facilities, fleet, state or municipal garages	Stockpiling of road salt for deicing of roads/ parking areas	Sodium chloride, deicing agents
<b>Model Section 2(35)(Y)</b> Solid Waste Facility	Includes accumulation, storage, handling, recycling, disposal, reduction, processing, burning, transfer or composting of solid waste that is subject to a permit issued by the Commissioner pursuant to Sections 22a-207b, 22a-208a, and 22a-208c of the CGS, except a potable water treatment sludge disposal area	Solid waste facilities, landfill, transfer stations, composting facilities, recycling and processing centers	Spills, leaks, and leachate from storage, processing and disposal of wastes	Various potential organic and inorganic contaminants
<b>Model Section 2(35)(Z)</b> Textiles Production	Includes dyeing, coating or printing of textiles, or tanning or finishing of leather, where activity involves the use, storage or disposal of hazardous materials	Textile manufacturers, tanneries	Storage/use of hazardous materials, equipment cleaning, and hazardous wastes	Strong acids and alkalis, dyes, solvents, metals and hydrocarbons
<b>Model Section 2(35)(AA)</b> Reconstituted Wood Production, Wood Treatment	Includes production of wood veneer, plywood, reconstituted wood or pressure-treated wood, that involves the use, storage or disposal of hazardous material	Wood treatment, reconstituted wood manufacturing	Chemical treatment of wood, chemical storage	Creosotes, tars, trichlorophenol, pentachlorophenol, metals, solvents, oils
<b>Model Section 2(35)(BB)</b> Pulp production	Includes pulp production processes that involve bleaching	Pulp, paper, cardboard manufacturers	Storage/use of hazardous and non-hazardous materials, large quantities of waste generation	Toxic organic and inorganic chemicals, metals, chlorinated hydrocarbons

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