



WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective April 12, 2019

Permittee(s): Graymor LLC
377 Cross Road
Stowe, VT 05672

Permit Number: WW-5-8589

This permit affects the following property/properties in Stowe, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
02-115	12060	621-195-10549	3.70	Book:1100 Page(s):206-208

This application, consisting of constructing only a replacement, filtrate mound wastewater system for an existing 7-bedroom single-family residence served by a potable water supply from a dug well or spring, located at 382 Lang Farm Road in Stowe, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

1. GENERAL

- 1.1 The permittee is responsible to record this permit in the Stowe Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2 The permittee is responsible to record the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Stowe Land Records.
- 1.3 Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4 The wastewater system includes the use of an Innovative/Alternative treatment component. Each prospective owner of a lot that utilizes the Innovative/Alternative component shall be shown a copy of **Wastewater System and Potable Water Supply Innovative and Alternative (I/A) Technology General Use Approval Permit #2002-02-R8** for model **EC7-750 P-P(4.1)** prior to conveyance of the lot.
- 1.5 The owner of a lot with an Innovative/Alternative treatment system shall have a valid maintenance contract in force at all times with a vendor-trained and authorized licensed designer or service provider to conduct inspections and maintenance of the System.
- 1.6 By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.7 This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.
- 1.8 Approval of the replacement wastewater system is granted under the Variance Section of the Wastewater System and Potable Water Rules, Section 1-802, for the purpose of eliminating an existing substandard condition and potential health hazard. The design flows for this building may not increase until a fully complying wastewater system design prepared by a qualified Vermont Licensed Designer is submitted for review and approved by the Drinking Water and Groundwater Protection Division.



2. CONSTRUCTION

- 2.1 Construction shall be completed as shown on the plans and/or documents prepared by Todd Hill, with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
Site Plan	1	05/20/2021	None.
Wastewater Details	2	05/20/2021	None.

- 2.2 The landowner shall complete construction of the wastewater system approved by this permit **no later than November 30, 2021**. The landowner may request one extension of this deadline, provided the landowner makes the request in writing a week prior to the specified date, and shows good cause why construction cannot be completed by the stated date. If this condition is not met, this permit shall no longer remain effective for the purpose of authorizing construction of the replacement system and will require an application for an amendment.
- 2.3 The landowner is required to continue any measures necessary to prevent wastewater from surfacing on top of the ground, entering surface waters of the State, or backing up into the existing residence until such time as the approved wastewater system is constructed, activated, and all the conditions of this permit are satisfied.
- 2.4 Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.
- 2.5 No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of the wastewater system or potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

3. INSPECTIONS

- 3.1 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the wastewater system was installed in accordance with the permitted design and all permit conditions, was inspected, was properly tested, and has successfully met those performance tests."

or which satisfies the requirements of §1-311 of the referenced rules.

- 3.2 A vendor-approved installer or service provider of the Innovative/Alternative treatment system shall provide the Drinking Water and Groundwater Protection Division a start-up report, certifying the Innovative/Alternative System was installed and is functioning in a manner that complies with the vendor requirements within 60 days of installation and usage.
- 3.3 A vendor-approved service provider shall conduct an inspection of the Innovative/Alternative treatment system every six months following installation and use of the treatment system for the initial two years. The inspection report shall be provided to the landowner and submitted to the Division within 60 days of when the inspection is conducted.
- 3.4 Following the initial two years of service, a vendor-approved service provider shall conduct an annual inspection of the Innovative/Alternative treatment system. The inspection report shall be submitted to the Division by December 31st of the year the inspection is conducted.
- 3.5 The Drinking Water and Groundwater Protection Division may require sampling of effluent from the Innovative/Alternative treatment system to confirm the filtrate effluent is being treated to reduce the BOD₅ to 30 mg/L or less and total suspended solids (TSS) to 30 mg/L or less.

- 3.6 The Innovative/Alternative treatment system shall function in accordance with the vendor requirement. The Drinking Water and Groundwater Protection Division shall be immediately notified if the treatment system is not functioning according to the vendor requirements or the effluent quality does not comply with BOD₅ to 30 mg/L or less and total suspended solids (TSS) to 30 mg/L or less.

4. DESIGN FLOW

- 4.1 Lot use and design flows (gpd) shall correspond to the following:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
02-115	Existing	7-Bedroom Single Family Residence	700	700

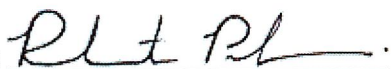
5. WASTEWATER SYSTEM

- 5.1 Prior to construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2 The following variance(s) was/were granted from the Technical Standards in accordance with the Wastewater System and Potable Water Supply Rules, Section 1-802, for the replacement wastewater system:
- Minimum depth of naturally occurring soil beneath the mound fill material to the induced water table;
 - Horizontal isolation distance to roadways or driveways; and
 - Horizontal isolation distance to drainage swales and ditches.
- 5.3 Should the wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.
- 5.4 This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

6. POTABLE WATER SUPPLY

- 6.1 Lot 02-115 is authorized to utilize the existing on-site water supply system provided the potable water supply is operated at all times in a manner that keeps the supply free from contamination. No changes shall be made to the existing water system, and no other means of obtaining potable water shall be allowed, without prior review and approval by the Drinking Water and Groundwater Protection Division unless otherwise exempt. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a "failed supply".
- 6.2 Should the potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

Peter Walke, Commissioner
Department of Environmental Conservation

By: 

Robert Pelosi, Environmental Analyst V
Montpelier Regional Office
Drinking Water and Groundwater Protection Division

Dated May 26, 2021

Enclosure: I/A Approval Letter

cc: Todd Hill

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY INNOVATIVE AND ALTERNATIVE (I/A) TECHNOLOGY GENERAL USE APPROVAL PERMIT

LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective April 12, 2019

Permittee: Premier Tech Water and Environment
1 Avenue Premier
Riviere-du-Loup, QC G5R 6C1
(418) 867-8883
www.premiertechaqua.com/en-us

Permit Number: 2002-02-R8
Date Issued: 02/08/2021
Date Expires: 05/01/2023

This permit is for the following unsaturated coconut fiber/peat media treatment I/A technology models:

Product Name	Model Number(s)	Design Flow (gpd)
STB Ecoflo Biofilter	STB-500-B/BR (H1)	420
STB Ecoflo Biofilter	STB-650-B/BR (H1, H3)	600
STB Ecoflo Biofilter	STB-570-P/PR	530
STB Ecoflo Biofilter	STB-650-P/PR	600
STB Ecoflo Biofilter	STB-730-P/PR	675
EC7 Ecoflo Coco Filter	EC7-500 C-G/P (2.8)	500
EC7 Ecoflo Coco Filter	EC7-600 C-G/P (3.4)	600
EC7 Ecoflo Coco Filter	EC7-700 C-G/P (3.8)	700
EC7 Ecoflo Coco Filter	EC7-750 C-G/P (4.0)	750
EC7 Ecoflo Coco Filter	EC7-800 C-G/P (4.5)	800
EC7 Ecoflo Coco Filter	EC7-925 C-G/P (5.0)	925
EC7 Ecoflo Coco Filter	EC7-500 P-G/P (2.8)	500
EC7 Ecoflo Coco Filter	EC7-500 P-G/P PACK (2.8)	500
EC7 Ecoflo Coco Filter	EC7-600 P-G/P (3.4)	600
EC7 Ecoflo Coco Filter	EC7-600 P-G/P (3.4) PACK	600
EC7 Ecoflo Coco Filter	EC7-750 P-G/P (4.1)	750
EC7 Ecoflo Coco Filter	EC7-7500 P-G/P (4.1) PACK	750
EC7 Ecoflo Coco Filter	EC7-1050 P-G/P (5.7)	1050
EC7 Ecoflo Coco Filter	EC7-1200 P-G/P (6.5)	1200
EC7 Ecoflo Coco Filter	EC7-1350 P-G/P (7.3)	1350
ECDn Ecoflo Coco Filter	ECDn-500 C (3.4)	500
ECDn Ecoflo Coco Filter	ECDn-600 C (3.8)	600
ECDn Ecoflo Coco Filter	ECDn-600 C (4.0)	600
ECDn Ecoflo Coco Filter	ECDn-700 C (4.5)	700
ECDn Ecoflo Coco Filter	ECDn-750 C (5.0)	750
ECDn Ecoflo Coco Filter	ECDn-500 P (3.4)	500
ECDn Ecoflo Coco Filter	ECDn-500 P PACK (3.4)	500
ECDn Ecoflo Coco Filter	ECDn-600 P (4.1)	600
ECDn Ecoflo Coco Filter	ECDn-600 P PACK (4.1)	600
ECDn Ecoflo Coco Filter	ECDn-865 P (5.7)	865
ECDn Ecoflo Coco Filter	ECDn-1000 P (6.5)	1000
ECDn Ecoflo Coco Filter	ECDn-1100 P (7.3)	1100



The technologies listed in this permit are used to treat low-strength effluent to discharge to a soil-based wastewater disposal system. The technologies, consisting of concrete or polyethylene units containing unsaturated, coconut fiber or peat media for the treatment of effluent, are hereby approved under the requirements of the regulations named above subject to the following conditions.

1. GENERAL

- 1.1 The technologies listed in this permit may be used as part of a soil-based wastewater system permitted under the Rules provided the conditions of this permit are met.
- 1.2 Failure by the Permittee to comply with these conditions is grounds for the Secretary to revoke or not renew the Approval Permit.
- 1.3 The approval shall expire on **May 1, 2023**. Applications for renewal of this Approval Permit shall be submitted to the Division by March 1, 2023, to avoid a lapse in approval. The renewal request shall be submitted on a form prepared by the Secretary and shall include: a description of any changes to the equipment, technical specifications and drawings, installation requirements, and operation and maintenance manuals.
- 1.4 No changes shall be made to the approved technology without prior review and approval by the Secretary.
- 1.5 This Approval Permit is based on the design, operation, and maintenance manuals submitted by the Permittee to the Secretary. Misrepresentation in the application material is grounds for the Secretary to revoke this permit.
- 1.6 If the Rules are revised during the term of this Approval Permit, this permit shall be revised as needed to conform to the revisions.
- 1.7 Site-specific permission for the use of this technology is required in the form of a Wastewater System and Potable Water Supply Permit (WW Permit).
- 1.8 This permit is not a representation or guarantee of the effectiveness, efficiency, or operation of the approved technology.
- 1.9 This General Use Approval Permit is limited to treating septic tank effluent that is characterized as low strength according to §1-805(b) of the Rules.
- 1.10 This approval is based on information submitted by the Permittee indicating that the technology will treat the effluent to reduce the biochemical oxygen demand (BOD₅) to 30 mg/L or less and total suspended solids (TSS) to 30 mg/L or less.
- 1.11 Each Vermont landowner in interest shall be shown a copy of the Wastewater System and Potable Water Supply Innovative and Alternative System General Use Approval Permit, the Operation and Maintenance manuals, and projected maintenance costs prior to the installation of any permitted unit.
- 1.12 All components of the technology shall be warranted for the first 2 years following commencement of use of technology unit. The permittee shall have an inventory of replacement parts available locally or available for delivery within 24 hours.
- 1.13 All conditions set forth in WW Permits that include the use of the approved technology shall remain in effect and may surpass the conditions set herein.
- 1.14 A WW Permit that approves the use of a technology approved by this permit remains valid for the use of the technology identified in the WW Permit even if this permit expires.

2. DOCUMENTS

2.1 The approval of the I/A technology is based on the following documents submitted by the permittee:

Title	Submission Date	Revision
Ecoflo Technical Specifications	08/14/2014	None
Concrete Ecoflo Installation Manual	11/29/2012	None
Polyethylene Ecoflo Installation Manual	08/14/2014	None
VT-ANR Innovative and Alternative Technology Approval Application	12/21/2020	None

2.2 Use of the I/A technology in ways not depicted or described in the documents, and or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.

3. SERVICE PROVIDER

3.1 The Permittee shall contract with and maintain a minimum of two Service Providers for the State of Vermont (Vermont Service Provider) to perform the inspections, maintenance, and repairs required by this permit and by conditions of the WW Permit. The Vermont Service Providers must be based in Vermont or in a neighboring state or province and be ready and willing to provide service to the technologies in Vermont.

3.2 The Permittee shall provide to the Secretary the names, mailing addresses, email addresses, phone numbers, and web addresses of two or more service providers prior to the Division issuing a WW Permit for use of the technology.

3.3 The Permittee shall maintain with the Secretary the names and contact information for all Vermont Service Providers. The Permittee shall notify the Secretary within 30 days of termination of an existing and/or hiring of a new Service Provider. Failure to maintain a minimum of two Vermont Service Providers will result in the Secretary prohibiting the issuance of a WW Permit with the approved technology.

3.4 The Permittee shall provide training to each Vermont Service Provider for the proper operation, maintenance, and repair of each approved technology.

3.5 Service Providers must follow Permittee and WW Permit conditions for inspection, maintenance, and reporting requirements.

3.6 Maintenance and inspections of the approved technology must be performed by a Service Provider trained and authorized by the Permittee. Reports shall be provided by the Service Provider to the Permittee, landowner, and Division in a timely manner so that they can ensure conditions of the WW Permits are met.

3.7 Maintenance and inspections performed by Service Providers shall be in accordance with the operation and maintenance manual submitted as part of the I/A permit approval application, as provided in trainings by the Permittee, and specified in the WW Permits issued by this Division.

4. REPORTS

4.1 The Permittee shall submit electronically by April 1st of each year an annual report to the Division containing the following information for the previous 12-month period ending December 31st:

- A. the entities who are distributing the permitted technology in the State of Vermont
- B. a listing of each permitted technology installed in Vermont during the previous calendar year with the following information:
 - i. assigned WW Permit number;
 - ii. the property's SPAN number;
 - iii. the distributor who sold the installed technology
 - iv. the name of the Vermont-licensed Designer providing the installation certification;

- v. the name of the contracted and authorized Service Provider inspecting the technology at the time of installation;
 - vi. the date installed, and;
 - vii. the date of initial use of the technology (beginning of 2-year warrantee period).
- 4.2 The Permittee shall ensure the Vermont Service Providers for each of the permitted systems utilizing this technology installed in Vermont are submitting to the Division the following reports;
 - A. an initial report of an inspection conducted within 60 days of initial usage;
 - B. inspection reports of the I/A technology conducted every 6 months for the first two years of usage;
 - C. inspection reports of the I/A technology conducted annually following the initial two years of usage.
- 4.3 Maintenance and inspections reports shall be submitted on the Secretary-approved inspection report form and be signed and dated by the Service Provider.
- 4.4 Inspection reports by the Service Provider shall include but not be limited to a summary of all known problems, damages, and/or failures of the technology to comply with this approval and operating requirements for the technology, including:
 - A. a description of any problems, damages, and/or failures;
 - B. potential/known causes of any problems, damages, and/or failures;
 - C. a statement of system operability including whether or not the technology is operating in compliance with this approval and operating specifications following repairs or corrections of any problems, damages, and/or failures;
 - D. a listing of the required repair/remediation;
 - E. identification of changes to the technology specifications; and
 - F. any observed failure of the wastewater system including wastewater exposed to the open air, wastewater pooling on the surface of the ground, wastewater discharging directly to surface water, or wastewater backing up into the building or structure.
- 4.4 Problems, damages, and/or failures of the technology identified during an inspection per condition 4.3 of this permit must be reported by the service provider immediately to the landowner and within 30 days to the Division.
- 4.5 Maintenance and inspections shall be performed in accordance with the permitted operation and maintenance manual that are specified in the WW Permits issued by this Division.

5. DESIGN SPECIFICATIONS

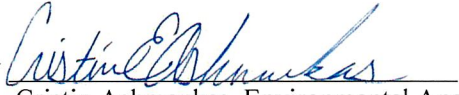
- 5.1 The design of a wastewater system using the approved technology shall identify the specific approved -model and shall not be replaced with any other model without an amendment to the WW Permit.
- 5.1 Technologies shall be equipped with anti-flotation devices. The Permittee may specify whether or not the anti-flotation device are required if a designer demonstrates flotation will not occur or the designer proposes in an application for the use of the technology an alternative method to stabilize the technology that complies with the Permittee's requirements for installation.
- 5.3 Technology model choice and sizing shall be in accord with the Permittee's technical requirements approved by the Secretary. Sizing of each unit shall be based on the calculated design flow per §1-803 of the Rules.

6. INSTALLATION SPECIFICATIONS

- 6.1 The approved technology shall be installed under the guidance of a Service Provider and a designer.
- 6.2 The installation of each technology shall be in accordance with the Permittee's technical requirements approved by the Secretary.

Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

Peter Walke, Commissioner
Department of Environmental Conservation

By  Dated February 8, 2021
Cristin Ashmankas, Environmental Analyst VI
Regional Office Program
Drinking Water and Groundwater Protection Division

Seller Notes, Upgrades & Rental Dates on 382 Lang Farm Road

This property has been used as a short-term rental by the current owner. It has a very strong rental history that can be provided upon request.

The pond can be used as a water source for irrigation via a pump in the pond. There is also an aerator for the pond in the shed. The septic system was installed new in 2021. It uses a 1500 gallon tank, and a state of the art EcoFlow Biofilter. The mound system is located next to the driveway and was hydro seeded with a wild flower mixture. The tennis court was fully resurfaced in 2022. It has both tennis and pickleball lines. The boiler has been converted to propane. This unit as well as the A/C system have been serviced annually by Chucks Heating and Cooling.

Updates in Seller's ownership:

- Primary bath remodeled 2022,
- New septic system 2021,
- New electrical panel 2023,
- Water cistern installed 2023,
- Fireplace gas conversion 2023
- Tennis Court resurfaced 2022 and crack sealed 2023,
- Threatening overhead trees removed
- New garage door openers 2021
- New flooring in office 2021
- New flooring in lower level bathroom 2023
- New Hot tub in 2022
- Alarm system installed in 2021
- Converted shop in basement to second laundry room 2 additional Washer/Dryer sets

Rental Bookings:

- Feb 29-Mar 3,
- April 6-9.

Sold furnished w minor exceptions.

Plowing Expenses \$750.00 per year

Mowing Expenses: \$100.00 to \$125.00 per mow. Est 25 - 28 mows per season
\$2,500.00 to \$3,500.00 Annually: From one vendor - rough estimate only.

Lang Farm Road Association: Houses: \$1,000 per year. Lots \$500.00 per year