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April 3, 2023

Ms. Jacalyn Pruitt, Planner II  
Planning and Zoning  
Town of Greenwich  
101 Field Point Road  
Greenwich, CT 06830

RE: PLPZ 2023 00059  
137 Doubling Road, Greenwich, CT 06831

Dear Jackie,

Attached are letters two from the Health Department. First, a septic approval letter for Lot A and the second, a letter regarding the septic for Lot B and Lot C. The letter on Lots B and C is commonly called a "Ledge Letter." It requires the placing of fill in certain areas where the septic system is proposed so that at least 48 inches of depth to rock ledge can be achieved. The last line of the first paragraph states "Assuming adequate depth of ledge rock can be obtained, the proposed design otherwise is generally satisfactory and meets the minimum State of Connecticut public health code requirements." The only requirement for obtaining the full septic approval is bringing fill onto the site and raising the level of the ground where the septic system is proposed. This is normally done when site work commences on the property, than at this early stage in the approval process.

Please let me know if you have any questions regarding these letters.

Very truly yours,



Thomas J. Heagney

TJH/em  
*Attachments*

CAROLINE CALDERONE BAISLEY  
DIRECTOR OF HEALTH



Department of Health  
101 Field Point Road Greenwich, CT 06830  
203-622-7838  
[www.greenwichct.org](http://www.greenwichct.org)

DEPARTMENT OF HEALTH  
**SEPTIC APPROVAL LETTER**

Frangione Engineering  
Robert Frangione  
15 Snowberry Lane  
New Canaan CT 06840

Re: Design Date: 03/10/2023  
Design Number:  
Printed Date: 04/03/2023

Dear Robert Frangione

This Department has received, reviewed, and approved the submitted design proposal for an on-site sewage disposal system for a 6 bedroom/675 GPD Lot A at 137 DOUBLING ROAD.

The design IS in conformance with the State of Connecticut Public Health Code and the Town of Greenwich Municipal Code.

Please be advised that this is NOT a Permit to Construct. A Permit to Construct will be issued to a septic system installer licensed in the State of Connecticut. The Application for a Permit to Construct a Sewage Disposal System must be signed by this installer, and the fee of **\$515** for a sewage disposal permit must be paid prior to issuance of the Permit to Construct.

Should changes to the State of Connecticut Public Health Code and/or Town of Greenwich Municipal Code be implemented prior to installation of the system, the design must be revised to meet current code requirements.

Sincerely,

*Theresa Meade*

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Theresa Meade

Division of Environmental Services

CAROLINE CALDERONE BAISLEY  
DIRECTOR OF HEALTH



MICHAEL LONG, Director  
DIVISION OF ENVIRONMENTAL SERVICES  
DOUGLAS SERAFIN, Laboratory Director  
DEBORAH TRAVERS, Director  
DIVISION OF FAMILY HEALTH  
ROBIN CLARK-SMITH, Director  
OFFICE OF SPECIAL CLINICAL SERVICES

## DEPARTMENT OF HEALTH

April 3, 2023

D & F Holdings, LLC  
45 East Putnam Ave, Suite 106  
Greenwich, CT 06830

Re: 137 Doubling Rd subdivision for 3 lots

This Department has reviewed the plans and specifications to request a subdivision of this property into 3 lots (A, B & C). Each lot is designed for a 6 bedroom sewage disposal system for the above property in Greenwich, proposed and submitted by Frangione Engineering LLC. According to the soil test data for **LOTS B & C** provided on the plan, ledge rock was observed at various locations on the site at depths less than 48". The design engineer proposes the placing of septic fill material in the primary leaching areas in order to make the lot suitable for the installation of a conventional subsurface sewage disposal system. Assuming adequate depth to ledge rock can be obtained, the proposed design otherwise is generally satisfactory and meets minimum State of Connecticut Public Health Code requirements.

The State of Connecticut Public Health Code Section 19-13-b103e(3) specifically prohibits issuance of approval to construct on lots where ledge rock is observed less than four feet from existing grade even if placement of fill is proposed.

On this basis, we must consider the proposed leaching areas unsuitable for the installation of a subsurface sewage disposal system in its present condition.

You may wish to make site improvements shown on plans in the proposed leaching area and ask for reconsideration. However, such improvement would carry no guarantee of subsequent approval for sewage disposal purposes. Additional soil testing in the primary leaching area will be required to determine the suitability of the improved site. Please note that these site improvements would not be necessary in the proposed reserve area unless accessibility to this area would be hindered by construction of the dwelling and/or primary system area.

If, as the property owner, you intend to proceed with site improvements shown on the plan, all work must be performed by a licensed septic installer under the direct supervision of the design engineer in order to assure compliance with the plans.

Should you have any questions or if you would like to further discuss this property, I can be reached at 203-981-1001

Sincerely,

Theresa Meade, R.S.  
Environmental Health  
Division of Environmental Services

cc: Robert Frangione

It is also recommended that special precautions be taken, under guidance from the engineer, in placement of fill and any other construction on the property so as not to damage or negatively impact the area of the proposed septic system.

Due to marginal soils available the existing soils should not be removed as it may make the site unbuildable even with site improvements.

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