

To: Greensboro Development Review Board (DRB)
Brett Stanciu, Greensboro Zoning Administrator

From: Representatives of Highland Lodge
Elsa Schultz, Tim Briglin, Peter Milliken

Re: Highland Lodge Beach
2023 & 2024 Storm Impacts and Remediation

During the 2023 & 2024 summer seasons, two dramatic rainstorms created material changes to the Porter Brook outflow into Caspian Lake. During each of these two storms erosion damage to Gebbie Road and the Highland Lodge Beach deposited significant amounts of sandy material into the lake. These materials have significantly altered the landscape in this area (see photos).

In the aftermath of these storms and the resulting impacts, we have been considering how to responsibly and cost effectively remediate the damage sustained at the beach area. The Highland Lodge beach represents the single most important asset to the Lodge's ongoing financial sustainability.

Over the past year we have been in discussions with senior ecologist, Dori Barton of Arrowwood Environmental, to navigate a path forward. Ms. Barton recommended an onsite meeting with the appropriate representative of the State of Vermont to better understand our options. Representatives of Highland Lodge and Ms. Barton convened an onsite meeting on September 10th with Laura Woods, Vermont's Lakes and Regulatory Expert and Environmental Analyst at the Department of Environmental Conservation.

Ms. Woods made several points that have informed our proposed course of action. These include:

1. She confirmed that the existing stone breakwater was an allowable feature as it was built in the 1950s prior to the adoption of a 1968 document dictating shoreland regulations in Vermont. Highland Lodge may continue to maintain this feature. (See photo from early 1960's that includes breakwater).
2. Altering the beach area and new sand deposits resulting from the 2023 & 2024 storms was allowable and did not require any permitting by the State of Vermont as long as the work did not impact (touch) the lake or stream. We outlined our

proposed scope of work and Ms. Woods saw no reason why Highland Lodge could not proceed. She recommended some best practices including clearly staking the work area to ensure the lake and stream were not impacted and taking photographic evidence of any work.

3. Any altering or proposed work that did touch either the lake or stream would require several State and, potentially, Federal permits.

Proposed Remediation

Incorporating the information and recommendations from Ms. Woods and Barton we propose to take (skim) a portion of the materials deposited from the 2023 & 2024 storms from their current location towards and onto the existing beach and abutting areas (see photo). We acknowledge that these actions are not a total solution to the issue of sandy material being deposited in the outflow of Porter Brook. However, the proposed remediation is cost effective, takes advantage of the current low levels of the lake, and does not encroach upon any State or Federal regulations. In addition, the drainage improvements that the town has completed on Gebbe Road over the past two years decreases the likelihood of large sand deposits from storm related erosion. We anticipate this work taking one or two days and are hoping to complete this work during the month of October.

Photos:

October 2022



Current Day (September 2025)



Photo of Highland Beach Breakwater from early 1960's



Highland Lodge Remediation Area



--- Buffer
⇒ Skim