

Highland Lodge Conditional Use permit and enforcement, Sept-Nov 2025

September 18: Letter and supplementary materials requesting a Conditional Use permit for a beach repair at Highland Lodge (represented by Peter Milliken, Tim Briglin, and Elsa Schwartz) submitted to Brett Stanciu. (Exhibit #9)

September 22: Laura Woods, Department of Environmental Conservation Lake and Shoreland Ecologist, written opinion that no state Shoreland Encroachment permit is required of the proposed Highland Lodge beach repair. (Exhibit #8)

September 30: Alexis Nevins, Department of Environmental Conservation Corridor and Floodplain Manager, written opinion regarding floodplains that no state permit is required. (Exhibit #8)

October 2: Development Review Board hearing, minutes and decision, October 2, 2025. (Exhibit #11)

October 6: Shannon Morrison, Department of Environmental Conservation District Wetlands Ecologist, written opinion that no state wetland permit is required for the proposed Highland Lodge beach repair. (Exhibit #8)

October 10: Chris Brunelle, Department of Environmental Conservation River Management Engineer, written opinion regarding floodplains that no state stream alterations permit is required. (Exhibit #8)

October 11: Brett Stanciu notifies the Development Review Board that Highland Lodge has met conditions for a Conditional Use permit; condition #4 for a planting plan will be followed up in the winter. She writes the permit. (Exhibit #8)

October 22: Christine Armstrong email to Brett Stanciu alleging a zoning violation at the Highland Lodge beach. (Exhibit #2)

November 3: Brett Stanciu's reply to Christine Armstrong. (Exhibit #3)

November 8: Brett Stanciu's notification to Christine Armstrong outlining the permit appeal should be made to the Environmental Court and zoning enforcement appeals should be made to the Development Review Board. (Exhibit #4)

November 14: Christine Armstrong written appeal to the DRB regarding zoning enforcement of Condition #1 of the Highland Lodge Conditional Use permit. (Exhibit #5)

November 17: Jane Woodruff's acceptance of Christine Armstrong's appeal and request for 1) the A.O.'s written decision (November 3) and 2) Specific state/federal permits not in place. (Exhibit #6)

November 24: Christine Armstrong reply to Jane Woodruff. (Exhibit #7)

November 24: Chris Ingram, Department of Environmental Conservation Enforcement Officer, makes a site visit with Brett Stanciu to the Highland Lodge beach and Porter Brook, and reviews materials and correspondence. His November 24 email confirms that there are no violations of State regulations and closes the investigation. (Exhibit #8)

Supplementary Exhibits:

5.7 Appeals (from the Greensboro Zoning Bylaw). (Exhibit #1)

Development Review Board warning for the October 2 hearing. (Exhibit #10)

Highland Lodge video