

Subject: Highland Lodge, follow-up

**Brett Stanciu <zoning@greensborovt.gov>**

Mon, Nov 3,  
2:16 PM

to Christine Armstrong

Hi Christine,

Thank you for your October 22, 2025, email and for voicing concerns. I had inspected the Highland Lodge beach repair previously to your email. In response, I made two more site visits and reviewed the October 2, 2025, materials and Development Review Board minutes and decision.

Representatives of Highland Lodge — Tim Briglin, Peter Milliken, and Elsa Schultz — requested a permit “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).” On the final page of the submitted materials, labeled “Highland Lodge Remediation Area,” the proposed plan of action is illustrated in a diagram. Please note that the arrows conform to work completed on the Highland Lodge beach.

In the Development Review Board’s written minutes, Mr. Briglin described the proposed plan of action “is to scrape 12" to 24" deep and grade sand away from the waterline and towards the beach corner where the kayaks are stored.” My observation of the completed work is that sand was scraped away from the waterline, towards the kayak stand, and onto the previously existing beach and abutting areas. There is no reference to moving the kayak stand or piling sand solely on that corner of the Highland Lodge property.

In her September 22, 2025 email included in the Highland Lodge submission packet, Laura Woods, Department of Environmental Conservation Lake and Shoreland Ecologist, referenced a September 10 site visit she made with Dori Barton of Arrowwood Environmental and representatives from Highland Lodge. In her email, Ms. Woods wrote: “Existing sediment will be regraded (referred to as “skim” in the proposal sent to the Town of Greensboro) to smooth over

uneven areas on the newly formed shoreline. It was my understanding that no sediment would be removed from the site.” My observation of the remediation work performed by the Highland Lodge contractor is that Ms. Woods’ understanding of work to be performed was accurately enacted. In addition, Ms. Woods wrote, “As we discussed on site, no work is being proposed at or beyond this new mean water level. Work is being kept several feet away from the existing waterline and on the shore. Provided this remains the case, then a Lake Encroachment permit would not be required for regrading along the shoreline.” My observation of the remediation work performed is that neither Caspian Lake nor Porter Brook was touched by heavy equipment. Ms. Woods also specifies that her understanding is that work would be performed in “an area that is clear of vegetation.” No sand was relocated on any vegetative areas. The Conditional Use permit does not require removal of sand.

In regard to the permit’s first condition, Ms. Woods weighed in that no state permit was required for the proposed remediation.

The second condition was met when Shannon Morrision, Department of Environmental Conservation District Wetlands Ecologist, approved the Lodge’s proposed plan via email on October 7, 2025.

The third condition was met when Chris Brunelle, Department of Environmental Conservation River Management Engineer, approved the Lodge’s proposed plan via email on October 10, 2025.

In the fourth condition, the Board specified that, “In consultation with Lake Wise, the applicants shall submit a written plan for supplemental plantings along Porter Brook behind the Highland Lodge kayak stand. This plan shall be submitted by April 15, 2026, to the Zoning Administrator for approval. Plantings shall be installed no later than July 1, 2026.” The deadline for the fourth condition has not yet arrived.

Please note that the Development Review Board considered at length all aspects of this request. The Town of Greensboro’s Selectboard, through road work and mitigation, has endeavored to prevent a repeat of damage caused by the floods of 2023 and 2024. It is my conclusion that Mr. Briglin, Mr. Milliken, and Ms. Schultz have performed work in compliance with their Conditional

Use permit of October 11, 2025. The work was completed within the appeal period at the owners' own risk as identified in the Vermont Zoning Administrator's Handbook. A requirement to remove sand or consider the "potential cumulative effect" as you note is not within my purview as zoning administrator. Thank you, again, for your care for Caspian Lake — a concern surely shared by all involved parties.

Best,

Brett

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Zoning Administrator

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