

Laura Woods, DEC Lake and Shoreland Ecologist, correspondence

Mon, Sep 22, 5:21 PM (16 hours ago)

Woods, Laura

Good afternoon,

I'd like to follow up and provide my evaluation of the site and proposed project. As we're all aware, flooding events from 2023 and 2024 caused a significant amount of sand, gravel, and other sediments, to be deposited into Caspian Lake. These deposited sediments created a delta of land and pushed the mean water level further lakeward than where it has historically been located.

With these scenarios (which we've seen more of over the last few years), there are a couple of ways they've generally been handled. One way is to dredge/remove these recently deposited sediments and restore the lakebed to previously existing depths. The other way is to leave deposited sediment in place.

Based on my understanding of the project as discussed on September 10, 2025, on site with Dori Barton of Arrowwood Environmental and representatives from Highland Lodge, deposited sediment will be left in place. 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.

By leaving the deposited sediment in place, this has created some new land and pushes mean water level out further lakeward than where it was prior to these past flooding events.

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. Greensboro is a shoreland delegated municipality, so the Town of Greensboro and not the State would have jurisdiction over activities occurring on the shore above the mean water level. However, if I were to review this under the lens of Shoreland Protection, I did not see this as a project that proposed the creation of new impervious surfaces or new cleared areas, the 2 jurisdictional triggers under the Shoreland Protection Act. Regrading is not considered a creation of an impervious surface, and it will be occurring in an area that is clear of vegetation.

Regarding the stone breakwater – this was considered an existing encroachment as it was installed prior to the 1968 enactment of Lake Encroachment regulations. Generally, for pre-existing encroachments, there is an exemption for "ordinary repair and maintenance." Repositioning of rocks disturbed by ice or wave energy fit into that exemption. The addition of new material would generally require authorization under a

Lake Encroachment permit. However, based on current conditions and in my opinion, the breakwater appears to now be located on land on the shore and now subject to review under shoreland regulations (Town of Greensboro zoning).

I recommended that if any work was being proposed within Porter Brook, that the Regional River Management Engineer from the VTDEC Rivers Program should be contacted to evaluate for jurisdiction under their rules and regulations.

Please let me know if there are any questions, need for clarification, or if there's anything else I can do to assist you.

Thanks,

Laura

Laura Woods (she/her)|Lake and Shoreland Ecologist
Franklin, Orleans, Essex, Caledonia Counties and the Town of Cabot
Vermont Department of Environmental Conservation
Watershed Management Division, Lakes and Ponds
Program
1 National Life Drive, Davis 3 | Montpelier, VT 05620-3522
802-490-6100 | laura.woods@vermont.gov
<https://dec.vermont.gov/watershed/lakes-ponds>

Alexis Nevins, DEC River Corridor and Floodplain Manager, correspondence

Nevins, Alexis <Alexis.Nevins@vermont.gov> Tue, Sep 30, 2025

Good morning, Brett,

I am looping in Chris Brunelle, the River Management Engineer for this area. He will let you know if this needs a State Stream Alteration permit or not for the work around Porter Brook. For the floodplains – there should not be an issue as long as it is only regrading and not adding any new fill/sediment.

Kind regards,

Alexis Nevins | River Corridor and Floodplain Manager
Vermont Department of Environmental Conservation
[374 Emerson Falls Road, Suite 4 | St. Johnsbury, VT 05819](#)
802-480-1687 cell | alexis.nevins@vermont.gov
dec.vermont.gov

Shannon Morrison, DEC District Wetlands Ecologist, correspondence

Morrison, Shannon <Shannon.Morrison@vermont.gov>

Mon, Oct 6, 2025 at 3:14
PM

To: Tim Briglin <tim.highlandlodge@gmail.com>

Cc: Brett Stanciu <zoning@greensborovt.gov>

Hi Tim, could you produce a quick map showing how equipment will be getting into the site? Its unlikely the material removal will need permits from my program, but I want to make sure work in the wetland/buffer isn't required for access. Also, please let me know where excavated material will go.

Shannon Morrison | District Wetlands Ecologist

Vermont Agency of Natural Resources

Watershed Management Division, Wetlands Program

Davis 3, [1 National Life Dr | Montpelier, VT 05620-3901](#)

802-490-6178 (office)

<https://dec.vermont.gov/watershed/wetlands>

From: Tim Briglin <tim.highlandlodge@gmail.com>

Sent: Monday, October 6, 2025 2:53 PM

To: Morrison, Shannon <Shannon.Morrison@vermont.gov>

Subject: Greensboro DRB decision on Highland Lodge beach

Shannon,

I want to follow up with you from Brett Stanciu's email last week. I am an owner of Highland Lodge.

In the next couple of weeks we are hoping to complete the work recently authorized by Greensboro's DRB and are now trying to schedule a contractor.

Laura Woods from DEC's Lakes & Ponds Program visited our site on September 10th and concluded a state permit was not required for our remediation work as long as we did not touch the waters of Caspian Lake or Porter Brook. Brett entered information about this project directly into the "request project review" link on DEC's website.

As soon as we have confirmation from you and Chris Brunelle that no state permit is required, we will proceed. We are hopeful to take advantage of this dry weather to get this project done quickly.

Please let me know if there is additional information you require to authorize this work, and thank you for your review of this project.

Best regards,

Tim Briglin

(802) 384-8256

Tim Briglin <tim@tuckermancapital.com>

Mon, Oct 6, 2025 at 3:43 PM

To: Shannon Morrison <Shannon.Morrison@vermont.gov>

Cc: Tim Briglin <tim.highlandlodge@gmail.com>, Brett Stanciu <zoning@greensborovt.gov>

I am away from the office at the moment and will put together a map when I return.

In the meantime, I'll let you know there is a road (Bathtub Rocks Road) down to Highland Lodge's beach and an ~8'-10' wide dirt path out to the beach where we will be moving the sandy material. We are planning to move the material that had been washed onto our beach both toward and onto our beach. I will share with you an overhead photo with arrows to directionally show where we will move the material.

While our DRB application does not request that we move this material off our beach area (which had washed onto our beach from Gebbie Road runoff/erosion), we are open to moving this non-native material off of our beach.

On Oct 6, 2025, at 3:14 PM, Morrison, Shannon <Shannon.Morrison@vermont.gov> wrote:

Hi Tim, could you produce a quick map showing how equipment will be getting into the site? Its unlikely the material removal will need permits from my program, but I want to make sure work in the wetland/buffer isn't required for access. Also, please let me know where excavated material will go.

Tim Briglin <tim.highlandlodge@gmail.com>

Mon, Oct 6, 2025 at 6:23 PM

To: "Morrison, Shannon" <Shannon.Morrison@vermont.gov>

Cc: Brett Stanciu <zoning@greensborovt.gov>

Shannon,

I've attached two documents. One is a drone shot over the beach and the road area approaching the beach. Please excuse my crude graphic skills, but I have highlighted in yellow Bathtub Rock Road, which is the public access road to the beach. I have highlighted in orange Highland Lodge's parking area off of Bathtub Rock Road. I have highlighted in red the path from the parking area out to the beach that would be used by the Bobcat to get to the sand/soil that will be moved.

The second document is the memo we shared with the Greensboro DRB describing this project. The sixth and final page of that document shows the direction we will be pushing/grading the sand/soil that was deposited on Highland Lodge's beach.

Let me know if there is any other information you need.
Thank you!
Tim

[Quoted text hidden]

2 attachments



highland lodge parking and beach path.jpg
485K

 **2025-10-02-Highland-Lodge-letter.pdf**
8457K

Morrison, Shannon <Shannon.Morrison@vermont.gov>
To: Tim Briglin <tim.highlandlodge@gmail.com>
Cc: Brett Stanciu <zoning@greensborovt.gov>

Tue, Oct 7, 2025 at 4:30 PM

Hi Tim, thanks for the information. It does not appear the proposed work will require any kind of wetland permit. Thanks for checking in.

[Quoted text hidden]

Brett Stanciu <zoning@greensborovt.gov>

Wed, Oct 8, 2025 at 7:40 AM

To: Jane Woodruff <patronus58@gmail.com>, Nathaniel Smith <nbsmith35@gmail.com>, Lise Armstrong <norge2957@gmail.com>, Robert Brigham <wildoatswildoats@outlook.com>, Betty Gray <bjwgray@gmail.com>, galen fisher <galen95076@yahoo.com>, Wayne Young <waynegyoung@gmail.com>, Mike Metcalf <mmetcalf@greensborovt.gov>, Tim Brennan <tbrennan@greensborovt.gov>

Hi all,

I'm forwarding an email chain that I'll add to the Highland Lodge file. Shannon Morrison, wetlands ecologist, signed off on the Lodge's beach repair. I'm waiting to issue a permit until I have confirmation from Chris Brunelle, river engineer.

Best, Brett

Chris Brunelle, DEC River Management Engineer, correspondence

Brett Stanciu <zoning@greensborovt.gov>

Fri, Oct 10, 2025 at 6:21 AM

To: "Brunelle, Chris" <Chris.Brunelle@vermont.gov>

Cc: Tim Briglin <tim@tuckermancapital.com>, Peter Milliken <peter@tuckermancapital.com>, Elsa at Highland Lodge <stay@highlandlodge.com>

Hi Chris,

I'm the Greensboro ZA. Highland Lodge has a permit pending from the DRB for a beach repair, which the owners, cc'd here, would greatly appreciate completing while the water is low.

Alexis Nevis and Shannon Morrison have signed off on this proposed project, but your approval is yet needed. No work is proposed near Porter Brook.

I've attached the Lodge's proposed project and Shannon Morrison's correspondence.

Thank you again for your time. I'm sure this is a particularly busy time for you.

Best,
Brett

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Brett Stanciu
Zoning Administrator
Town of Greensboro
PO Box 119
Greensboro, VT 05841
greensborovt.gov
802-730-6920

2 attachments

 **2025 10 02 Highland Lodge letter.pdf**
8457K

 **Morrison Highland Lodge 2025.10.pdf**
198K

Brunelle, Chris <Chris.Brunelle@vermont.gov>

Fri, Oct 10, 2025 at 2:43 PM

To: Brett Stanciu <zoning@greensborovt.gov>

Cc: Tim Briglin <tim@tuckermancapital.com>, Peter Milliken <peter@tuckermancapital.com>, Elsa at Highland Lodge <stay@highlandlodge.com>

Thank you for the information. I have determined that the project isn't jurisdictional for stream alterations and therefore does not require a stream alteration permit.

Sincerely,

Chris Brunelle, River Management Engineer

802-777-5338

Brett Stanciu <zoning@greensborovt.gov>

Fri, Oct 10, 2025 at 3:03 PM

To: "Brunelle, Chris" <Chris.Brunelle@vermont.gov>

Cc: Tim Briglin <tim@tuckermancapital.com>, Peter Milliken <peter@tuckermancapital.com>, Elsa at Highland Lodge <stay@highlandlodge.com>

Hi Chris,

Many thanks for this.

Very best again,
Brett

[Quoted text hidden]

Brett Stanciu <zoning@greensborovt.gov>

Sat, Oct 11, 2025 at 8:00 AM

To: Jane Woodruff <patronus58@gmail.com>, Nathaniel Smith <nbsmith35@gmail.com>, Robert Brigham <wildoatswildoats@outlook.com>, Lise Armstrong <norge2957@gmail.com>, Betty Gray <bjwgray@gmail.com>, galen fisher <galen95076@yahoo.com>, Wayne Young <waynegyoung@gmail.com>, Mike Metcalf <mmetcalf@greensborovt.gov>, Tim Brennan <tbrennan@greensborovt.gov>

Hi all,

DEC's river engineer, Chris Brunelle, signed off for the Highland Lodge beach repair. Highland Lodge has met the DRB's conditions for a permit. The planting plan will be followed up this winter.

Best,
Brett

Chris Ingram, DEC Environmental Enforcement Officer, correspondence

On Nov 19, 2025, at 3:54 PM, Ingram, Chris <Chris.Ingram@vermont.gov> wrote:

Good afternoon,

My name is Chris Ingram. I am the Environmental Enforcement Officer in the Northeast Kingdom. I have received allegations about work that was done on the Highland Lodge property where Porter Brook enters Lake Caspian. I realize the Lodge is on break currently. Is there someone who can give me access to the site, specifically the Highland Lodge beach, so that I can see the site? If anyone has information regarding the work done at the Porter Brook confluence, I would like to speak with you.

I can be reached by phone at my mobile number below: 802-371-8049. I have included Laura Woods, the Shoreland Ecologist who covers this district as well.

Thanks,

Chris

Chris Ingram | Environmental Enforcement Officer

Vermont Department of Environmental Conservation

Environmental Compliance Division, Enforcement

[1 National Life Dr](#), Davis 3 | Montpelier, VT 05620-3803

802-828-1254 HQ | 802-371-8049 Mobile

dec.vermont.gov/enforcement

Wed, Nov 19, 2025 at 6:48 PM

Brett Stanciu <zoning@greensborovt.gov>

To: Tim Briglin <tim@tuckermancapital.com>

Cc: Chris Ingram <Chris.Ingram@vermont.gov>, Laura Woods <Laura.Woods@vermont.gov>, Elsa Schultz <stay@highlandlodge.com>, Chad Sims <chad.sims40@gmail.com>, Jane Woodruff <patronus58@gmail.com>

Hi Chris,

Written materials for the Conditional Use permit for the Highland Lodge Beach repair can be found [here](#).

As Greensboro zoning administrator, I respectfully request to be present for any potential enforcement site visit. I can most easily be reached at 802-730-6920.

I'd also appreciate if you would forward the details of any alleged violation, and please cc me on any future correspondence. Please note that DEC's Laura Woods, Chris Brunelle, and Alexis Nevins all weighed in on this project. Their correspondence is included in the folder above.

I've cc'd Jane Woodruff, Greensboro Development Review Board chair, on this email.

Thank you again,
Brett

Ingram, Chris <Chris.Ingram@vermont.gov>

Mon, Nov 24, 2025 at 3:13 PM

To: Tim Briglin <tim@tuckermancapital.com>

Cc: "Woods, Laura" <Laura.Woods@vermont.gov>, Brett Stanciu <zoning@greensborovt.gov>, Elsa Schultz <stay@highlandlodge.com>, Chad Sims <chad.sims40@gmail.com>

Hi Tim,

Thank you for getting back to me. It would be helpful if you could forward any correspondence and a copy of the permit. I have touched base with Laura Woods, Shoreland ecologist about the work. I have reached out to Chris Brunelle, Rivers engineer and am waiting to hear back.

I realize the current snow situation will make observations difficult, but if someone can grant me access to see the beach, I will make a site visit.

Thanks,

Chris

Chris Ingram | Environmental Enforcement Officer

Vermont Department of Environmental Conservation

Environmental Compliance Division, Enforcement

[1 National Life Dr](#), Davis 3 | Montpelier, VT 05620-3803

802-828-1254 HQ | 802-371-8049 Mobile

dec.vermont.gov/enforcement

From: Tim Briglin <tim@tuckermancapital.com>
Sent: Wednesday, November 19, 2025 4:46 PM
To: Ingram, Chris <Chris.Ingram@vermont.gov>
Cc: Woods, Laura <Laura.Woods@vermont.gov>; Brett Stanciu <zoning@greensborovt.gov>; Elsa Schultz <stay@highlandlodge.com>; Chad Sims <chad.sims40@gmail.com>
Subject: Re: Possible Lake Encroachment, Lake Caspian

Chris,

You can access the Highland Lodge beach from Bathtub Rock Road near Highland Lodge. I am cc'ing Brett Stanciu, the Greensboro zoning administrator who oversaw our DRB permit, and Elsa Schultz & Chad Sims, the managers of Highland Lodge. Please let us know when you plan to be on-site and the details of the alleged violations.

Also, please let me know if it would be helpful to forward you copies of the permit issued by the Greensboro DRB and the correspondence we have carried on with various DEC folks in the last three months.

I'd be happy to speak with you about the work we did to repair the beach. You can reach me at 802-384-8256.

Best regards,

Tim Briglin

Brett Stanciu <zoning@greensborovt.gov>

Mon, Nov 24, 2025 at 3:47 PM

To: "Ingram, Chris" <Chris.Ingram@vermont.gov>

Cc: Tim Briglin <tim@tuckermancapital.com>, "Woods, Laura" <Laura.Woods@vermont.gov>, Elsa Schultz <stay@highlandlodge.com>, Chad Sims <chad.sims40@gmail.com>, Jane Woodruff <patronus58@gmail.com>

Hi Chris,

The permit and all correspondence materials are in my email above. Respectfully, as the town zoning administrator, I would appreciate attending the site visit.

Best,
Brett
802-730-6920

Ingram, Chris <Chris.Ingram@vermont.gov>

Mon, Nov 24, 2025 at 5:15 PM

To: Tim Briglin <tim@tuckermancapital.com>

Cc: Elsa Schultz <stay@highlandlodge.com>, Chad Sims <eat@highlandlodge.com>, "zoning@greensborovt.gov" <zoning@greensborovt.gov>

Hi Tim,

Thank you. I will plan on tomorrow afternoon for a site visit.

Else or Chad, if you want me to meet you somewhere, I am happy to. Otherwise, my focus is on the beach area and can just drive down there. I shouldn't be on site for too long.

Brett, if you can join tomorrow, please let me know. Any time in the afternoon works for me.

Thanks,

Chris

Chris Ingram | Environmental Enforcement Officer

Vermont Department of Environmental Conservation

Environmental Compliance Division, Enforcement

[1 National Life Dr](#), Davis 3 | Montpelier, VT 05620-3803

802-828-1254 HQ | 802-371-8049 Mobile

dec.vermont.gov/enforcement

From: Tim Briglin <tim@tuckermancapital.com>

Sent: Monday, November 24, 2025 5:00 PM

To: Ingram, Chris <Chris.Ingram@vermont.gov>

Cc: Elsa Schultz <stay@highlandlodge.com>; Chad Sims <eat@highlandlodge.com>

Subject: Re: Possible Lake Encroachment, Lake Caspian

Thanks, Chris. That's helpful context. You are welcome to access the site anytime, though I'd ask you to let Elsa and Chad (cc'd here, the Lodge's managers) know so they're aware when you're there. Please also let Brett know as we've worked closely with her and Laura Woods through the whole process.

I'm available all Tuesday afternoon and Wednesday afternoon for a phone call and to provide context and answer questions.

Best,

Tim

On Nov 24, 2025, at 4:53 PM, Ingram, Chris <Chris.Ingram@vermont.gov> wrote:

Hi Tim,

Thanks for responding. I had a good conversation with Brett this afternoon. The correspondence and permit she had mentioned were attached were not included in the emails, so she sent me an additional email with them all. I am reviewing the documents now.

I can be on site tomorrow if that works. I just need permission. I am happy to coordinate a visit so we can meet if that is preferred.

Brett has requested that she join in the site visit as well.

To specify the incident, ANR Enforcement received a phone call from Christine Armstrong voicing concern about work done after the floods at the mouth of Porter Brook. She voiced concern about an encroachment as well. I have spoken with Armstrong, explained that the “encroachment” or jetty is exempt from Shoreland regulations, and that my conversation with Laura Woods gave me the impression that Highland Lodge had not triggered a need for permitting, or violated any statutes. I told her I would have to get on site and do my own observation and discuss what I see with Laura, Shannon Morrison and Chris Brunelle.

I am happy to discuss this further on the phone or in person.

Please let me know if I can access the property and if you would like to meet me there.

Thank you,

Chris

Chris Ingram | Environmental Enforcement Officer

Vermont Department of Environmental Conservation

Environmental Compliance Division, Enforcement

[1 National Life Dr](#), Davis 3 | Montpelier, VT 05620-3803

802-828-1254 HQ | 802-371-8049 Mobile

dec.vermont.gov/enforcement

From: Tim Briglin <tim@tuckermancapital.com>
Sent: Monday, November 24, 2025 4:40 PM
To: Ingram, Chris <Chris.Ingram@vermont.gov>
Subject: Re: Possible Lake Encroachment, Lake Caspian

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Chris,

I believe all of that info was in Brett's email. Please let us know when you will be onsite and also specificity on the alleged violations.

Tim

On Nov 24, 2025, at 3:13 PM, Ingram, Chris <Chris.Ingram@vermont.gov> wrote:

Hi Tim,

Thank you for getting back to me. It would be helpful if you could forward any correspondence and a copy of the permit. I have touched base with Laura Woods, Shoreland ecologist about the work. I have reached out to Chris Brunelle, Rivers engineer and am waiting to hear back.

I realize the current snow situation will make observations difficult, but if someone can grant me access to see the beach, I will make a site visit.

Thanks,

Chris

Brett Stanciu <zoning@greensborovt.gov>

Mon, Nov 24, 2025 at 5:50 PM

To: "Ingram, Chris" <Chris.Ingram@vermont.gov>

Cc: Tim Briglin <tim@tuckermancapital.com>, Elsa Schultz <stay@highlandlodge.com>, Chad Sims <eat@highlandlodge.com>

Hi Chris,

How does 2pm tomorrow work for you?

Thanks again,
Brett

Ingram, Chris <Chris.Ingram@vermont.gov> Tue, Nov 25, 2025 at 6:28 AM
To: Brett Stanciu <zoning@greensborovt.gov>
Cc: Tim Briglin <tim@tuckermancapital.com>, Elsa Schultz <stay@highlandlodge.com>, Chad Sims <eat@highlandlodge.com>

Good morning,

2:00 works well for me. Let's plan on meeting at the parking lot across from the Lodge.

[Quoted text hidden]

Brett Stanciu <zoning@greensborovt.gov> Tue, Nov 25, 2025 at 6:39 AM
To: "Ingram, Chris" <Chris.Ingram@vermont.gov>
Cc: Tim Briglin <tim@tuckermancapital.com>, Elsa Schultz <stay@highlandlodge.com>, Chad Sims <eat@highlandlodge.com>

Good morning, Chris,

See you at 2pm today at the Lodge's parking lot.

[Quoted text hidden]

Highland Lodge Dining <eat@highlandlodge.com> Tue, Nov 25, 2025 at 7:43 AM
To: Brett Stanciu <zoning@greensborovt.gov>
Cc: "Ingram, Chris" <Chris.Ingram@vermont.gov>, Tim Briglin <tim@tuckermancapital.com>, Elsa Schultz <stay@highlandlodge.com>

Good morning everyone!

I will be doing a walk through this afternoon so I won't be able to make it, but Chad can plan to meet and head down to the beach with Brett and Chris.

Let me know if I can be of assistance otherwise!

Cheers!
Elsa

Chad Sims / Elsa Schultz
Operations Managers
Highland Lodge
House Bar & Kitchen

Call 802.322.HILO (4456)
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<https://www.instagram.com/highlandlodgevt/>  
[www.highlandlodge.com](http://www.highlandlodge.com)  
[www.facebook.com/highlandlodge](http://www.facebook.com/highlandlodge)  
[Quoted text hidden]

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**Ingram, Chris** <Chris.Ingram@vermont.gov> Tue, Nov 25, 2025 at 8:21 AM  
To: Highland Lodge Dining <eat@highlandlodge.com>, Brett Stanciu <zoning@greensborovt.gov>  
Cc: Tim Briglin <tim@tuckermancapital.com>, Elsa Schultz <stay@highlandlodge.com>

Hi Elsa,

That's great. I'll plan on meeting Chad at 2:00.

Thanks,  
Chris

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**Ingram, Chris** <Chris.Ingram@vermont.gov> Tue, Nov 25, 2025 at 3:44 PM  
To: Highland Lodge Dining <eat@highlandlodge.com>, Brett Stanciu <zoning@greensborovt.gov>  
Cc: Tim Briglin <tim@tuckermancapital.com>, Elsa Schultz <stay@highlandlodge.com>

Good afternoon,

Brett and I were on site today to observe the beach and new deposits from Porter Brook. After reviewing all of the correspondence from Laura Woods, Chris Brunelle and Shannon Morrison, and making my own observations, I observed no violations of State regulations.

I have written my report in our database and closed the investigation.

Thank you for your cooperation and have a good winter.

Chris

**Chris Ingram** | Environmental Enforcement Officer

Vermont Department of Environmental Conservation

Environmental Compliance Division, Enforcement

[1 National Life Dr](#), Davis 3 | Montpelier, VT 05620-3803

802-828-1254 HQ | 802-371-8049 Mobile

[dec.vermont.gov/enforcement](http://dec.vermont.gov/enforcement)