

Detailed Guidelines: Retaining Walls

Prepared by ALMA and Andover Wetlands Committee

It is the intent of Andover Lake Management Association (ALMA) to maintain, protect and preserve the natural habitat that constitutes Andover Lake and its surrounds (watershed areas). To assist towards that end, ALMA uses the following guidelines, plus the services of our ad hoc committee (DFW) Docks, Floats, and Retaining Walls. This committee is available to the members of the Andover Lake Property Owners Association (ALPOA) for questions, suggestions, and assistance. Correspondence can be sent to ALMA at P.O. Box 3, Andover, CT 06232.

ALMA must approve all walls constructed in contact with the Lake. This applies to new walls, as well as to changes to existing walls beyond simple maintenance. A written description of the project must be submitted to ALMA. The DFW committee will review these proposals. Any exceptions to the following guidelines will be noted.

In addition to ALMA's approval, any construction activity involving **excavations into the lakebed or shoreline** for retaining walls, which is usually the case, will require the applicant to communicate with and receive approval from the Andover Wetlands officer. If a Wetlands Commission Application is required, ALMA as owner of the lake bottom must sign the application as owner if any construction is below the high water mark. Such an application will need to contain:

- 1) Description of the work to be completed
- 2) What equipment is to be used
- 3) Diagrams as necessary to indicate: the wall construction, drainage stone and filter fabric, all relative to the lake.
- 4) Location of Septic System and leaching fields.
- 5) Changes in any biostabalization materials: or indicate that none changed.
- 6) Approximate slope of property: from road to dwelling, dwelling to shoreline.

A letter of approval is needed from ALMA before the Wetlands Commission can act on the application. The applicant/homeowner should include the name and ID# of their Homeowner's Liability Insurance coverage policy and ALPOA membership number on any application. All walls are the personal property of the landowner who is solely responsible for them. ALMA and ALPOA will not be responsible for any damage to them, or damage they may cause.

The use of pressure treated lumber in retaining walls is prohibited. Use of power equipment and machinery on the lakebed for any purpose is discouraged and requires prior approval by ALMA.

It is the policy of ALMA to lower the water level of the Lake each fall, for the winter. Ice that forms may impact walls. Pre-plan any repairs knowing that this is customary. After ALMA approval on your plans for retaining walls **ALL RETAINING WALLS MUST BE APPROVED BY TOWN OF ANDOVER WETLANDS COMMISSION.**

The height and width of all retaining wall will depend on the topography of the site and the specific application. In all instances, the wall will be the least invasive to, and/or obstructive of, the natural habitat of the Lake. Owners are encouraged to construct walls of stone or jagged rock (riprap). Use of pressure treated lumber is not allowed. Maximum use of biostabalization is urged by ALMA as well as minimum use of hardscape materials.

The following practices should be followed during the construction, destruction, or repair of a wall or riprap area:

1. The wall should be built within the existing property boundaries, above the present high water mark, and should not encroach further into the ALMA lake property.
2. Activities should avoid the introduction of nutrients or other pollution into the lake.
3. Sanitized materials should be used to avoid the introduction of foreign organisms (i.e. invasive plant or animal life).
4. Stone should be placed between the earth to be retained and the wall to enable free drainage and therefore increase the durability of the wall.
5. Filter fabric should be placed between the drainage stone and the wall. If rip-rap is the retaining medium, the filter fabric should be placed between the earth and the rip-rap.
6. Avoid the use of excavation equipment if possible (Reduce introduction of pollution to the lake). Any powered excavation equipment must be approved by ALMA and the Andover Wetlands Commission.
7. If excavation equipment must be used, it must stay off the lakebed unless prior approval from ALMA is granted.
8. If a retaining wall is to be built rather than sloped riprap, the wall should be sloped as much as possible, base to top, away from the lake, to avoid disturbing the normal wave action as much as possible.

By, ALMA Board of Directors