

## **DOCKS, FLOATS AND RETAINING WALLS REQUIREMENTS**

**PREAMBLE:** Andover Lake is a privately owned lake. The land upon which the lake sits as well as other parcels of property in Andover, Connecticut are owned by the Andover Lake Management Association (“ALMA”) in accordance with deeds transferred to ALMA by the developers of the lake and recorded in Andover, Connecticut’s municipal records. It is the intent of ALMA to maintain, protect and preserve the natural habitat that constitutes Andover Lake and its surrounding area (watershed area). The following requirements have been established in order to fulfill this environmental intent. Any questions, suggestions or assistance may be addressed to ALMA at P. O. Box 3, Andover, Connecticut 06232.

**EFFECTIVE DATE OF REQUIREMENTS:** These requirements shall be effective December 1, 2019. They supersede all previous Docks, Floats and Retaining Walls requirements, and have been approved by the ALMA Board of Directors and, where appropriate, by the Andover Wetlands Commission.

**REQUIRED ALMA, ANDOVER WETLANDS COMMISSION APPROVALS:** ALMA must approve all docks and floats constructed and placed on the lake and retaining walls that have contact with the lake. This applies to new docks, floats and retaining walls, as well as to changes to them beyond simple maintenance. ALMA exclusively shall decide whether maintenance is simple or beyond simple maintenance. A written description of the project must be submitted to ALMA for review of these proposals. Any exception to the requirements herein must be noted. The application for approval of new projects or to changes beyond simple maintenance: (a) for a dock is set forth in **Appendix 1** annexed to these requirements; (b) for a float is set forth in **Appendix 2** annexed to these requirements; and (c) for a retaining wall is set forth in **Appendix 3** annexed to these requirements.

In addition to ALMA’s approval, any construction activity involving excavations into the lakebed or shoreline and construction of a retaining wall will require the applicant to communicate with and receive the approval of the Andover Wetlands Agent. Any construction activity within 200 feet of the Lake requires a Wetlands permit. If any construction is below the high water mark, ALMA must sign the application as owner of the lake bottom. Such application will need to contain:

- (1) A description of the work to be completed;
- (2) What equipment is to be used;
- (3) Location of the Septic System and leaching fields;
- (4) Changes in any bio-stabilization materials, or indicate that none has changed;

(5) In the case of a retaining wall, diagrams as necessary to indicate the wall construction, drainage stone and filter fabric, all relative to the Lake;

(6) In the case of a retaining wall, the approximate slope of the property: from the road to the dwelling, and from the dwelling to the shoreline; and

(7) Any other information called for in the application or in these requirements.

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 applicable Homeowner's Liability Insurance policy and the membership number of the Andover Lake Property Owner's Association ("ALPOA") on any application. In order to obtain ALMA approvals the property owner is advised that membership in ALPOA is a pre-requisite to such approvals and require continuous membership in ALPOA for all docks and floats to remain on the Lake. Failure to maintain this membership will result in the removal of the docks and floats from the lake, at the expense of the owner, as well as loss of the right to use the lake for any reason.

ALMA and ALPOA will not be responsible for any damage to the property owner's dock, float or retaining wall under any circumstances or for damage that they may cause. The proper anchoring of docks and floats and the proper construction of retaining walls are the responsibility of the landowner.

It is the intent of ALMA to lower the water level of the Lake each fall, for the winter. Ice that forms may impact docks and floats. Pre-plan any repairs knowing that this is customary.

**DOCK DIMENSIONS AND LOCATION:** All docks must be property attached to the land or retaining wall within the owner's property lines and cannot extend beyond the property lines as extended into the Lake. A dock cannot be wider than 8 feet and extend further into the Lake than 20 feet. A "T" or "L" configuration cannot be more than 20 feet long parallel to the shore. The water depth must be sufficient for its purpose. To minimize the potential for ice damage, ALMA prefers that the dock be of the floating dock type or supported by a structure that can easily be removed such as that used in pipe docks — docks with pipe supports supported in metal sleeves.

**DOCK MATERIALS:** Wood, plastic, plastic-wood composites, aluminum and foam are acceptable. Western red cedar and Cypress are recommended. Treated lumber may contain compounds that can be released into the water and become toxic to the aquatic environment. Treated lumber that is environmentally friendly (see definition below in next to the last sentence in this paragraph) may be used for dock structures that are above or in the water. Anything not clearly stated as acceptable material, or procedure, requires special permission of the ALMA Board and the Andover Wetlands Commission (if there are excavations into the lakebed or shoreline). No concrete posts, pilings, or underwater cribs filled with rocks are to be used, as they cannot be removed and they disturb the Lake bottom. Any units used for floatation must be plastic or foam. The use of encased closed cell foam for floatation is encouraged. The use of metal 55-gallon industrial drums is not allowed. Metal is allowed for the support structure for docks, in particular, for pipe docs and for some rolling docks. Every dock must have a non-skid surface. Electricity is not permitted on docks. Use of power equipment and machinery on the lakebed for any purpose is discouraged and requires the prior approval of ALMA. The Andover Wetlands Commission must have approved all materials. Environmentally friendly lumber and stains are acceptable. Pressure treated lumber using Alkaline Copper Quaternary (ACQ) and Copper Azole (CA) are acceptable. Creasote treated wood should not be used.

**FLOAT DIMENSIONS:** For lakefront property owners, all floats must be located within the owner's property lines (as extended into the water). Non-lakefront members should discuss possible float locations and conditions with the ALMA board. They must be properly anchored to the lake bottom. The maximum size of any float is 100 square feet, and the maximum distance from the shore is 50 feet. The maximum distance from shore may be increased in special circumstances with permission from the ALMA Board. The water depth must be sufficient for its purpose.

**FLOAT MATERIALS:** They are the same as above for docks including the prohibitions therein. The use of plastic or foam for the floatation units is encouraged. All floats must have the approval of ALMA.

**RETAINING WALLS:** The height and width of all retaining walls will depend on the topography of the site and the specific application. In all instances the wall be the least invasive to, and/or obstructive of the natural habitat of the Lake. Owners are encouraged to construct walls of stone, jagged rock (riprap) or any other material approved by ALMA in writing. Maximum use of bio-stabilization is urged by ALMA as well as minimum use of hardscape materials. Pressure treated lumber of any kind is not permitted for retaining walls.

All prohibitions set forth in the “Dock Materials” section is applicable to the construction, destruction or repair of a wall or rip-rap area. The following practices should be followed during such construction, destruction, or repair of a wall or rip-rap area:

1. The wall should be built within 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 material 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 rip-rap, 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.

# APPENDIX 1

## Application Requesting Approval For Work On A Dock From ALMA

Please complete this application and a general sketch of the proposed dock showing its approximate location on the Lake relative to your property. If there is insufficient room on this form supplement your response with additional paper.

Send this application to ALMA, P.O. Box 3, Andover, CT 06232

1. Print name, address, phone no., and e-mail of the owner of the property:
2. ALPOA Member # \_\_\_\_\_. Name of Homeowners Insurance Co.  
Homeowners Insurance ID # \_\_\_\_\_
3. Description of work to be completed:
4. What equipment will be used?:
5. Changes to shoreline/lake bottom as a function of installing/repairing the dock:
6. General description of location where the dock will be installed (flat, gently or steep slope, grassy, sandy, boulders, vegetated, etc.):
7. Is your proposed dock consistent with the requirements set forth in the "Dock Materials" paragraph?
8. What materials will the dock be made of? Also, list the dimensions of the dock. (See "Dock Dimensions And Location" for maximum dimension requirements.)

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Signature of Applicant

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Date

## APPENDIX 2

### Application Requesting Approval for a Float from ALMA

Please complete this application and a general sketch of the proposed float showing its approximate location on the Lake relative to your property. If there is insufficient room on this form please supplement your response with additional paper.

Send this application to ALMA, P.O. Box 3, Andover, CT 06232

1. Print name, address, phone no. and e-mail of the owner of the property:
  
2. ALPOA Member # \_\_\_\_\_. Name of Homeowners Insurance Co.  
Homeowners Insurance ID # \_\_\_\_\_
  
3. Description of work to be completed including dimensions of the float:
  
4. Changes to shoreline/lake bottom as a function of installing/repairing the float:
  
5. General description of location where the float will be installed in relation to the shoreline and your property:
  
6. Is your proposed float consistent with the "Float Materials" paragraph?
  
7. What materials will the float be made of? Also, list the dimensions of the float. (See "Float Dimensions" for maximum size.)
  
8. Will the float be anchored by: (a) a heavy anchor, rocks or other material resting on the lake bottom or (b) material buried into the lake bottom?: If buried what material will be used and what equipment will be used to bury it?

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Signature of Applicant

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Date

# APPENDIX 3

## Application Requesting Approval for a Wall From ALMA

Please complete this application and a general sketch of the proposed wall showing its approximate location on the Lake relative to your property. If there is insufficient room on this form please supplement your response with additional paper.

Send this application to ALMA, P.O. Box 3, Andover, CT 06232

1. Print name, address, phone no. and e-mail of the owner of the property:
  
2. ALPOA Member # \_\_\_\_\_ .                      Name of Homeowners Insurance Co.  
  
Homeowners Insurance ID # \_\_\_\_\_
  
3. Description of work to be completed including dimensions of the wall:
  
4. Proximity of wall to septic system and leach fields:
  
5. Changes to shoreline/lake bottom as a function of installing/repairing the wall:
  
6. General description of location where the wall will be installed in relation to the shoreline and your property:
  
7. Is your proposed wall consistent with the material requirements set forth in the "Retaining Walls" paragraph?
  
8. What materials will the Retaining Wall be made of? Also, list the length and height of the retaining wall.

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Signature of Applicant

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Date