

# ORDINANCES OF THE AMSTON LAKE DISTRICT

*Date Approved: September 18, 2013*

*Revised: July 6, 2024*

*Proposed Edits: March 19, 2025*

**T**he following ordinances are promulgated under authority of Connecticut Special Act 02-2 and Connecticut General Statutes Sections 7-157 and 7-328(a). All prior ordinances of the Amston Lake Hebron Tax District, Amston Lake Lebanon Tax District, and Amston Lake District are hereby superseded.

## **2008.1 – Definitions. The following definitions apply to all ordinances:**

- (a) “Board” means the Amston Lake District’s Board of Directors.
- (b) “Contaminants” include any substance which may be hazardous to water quality, fish, waterfowl, or area ecology, or the introduction of which into District Waters would be prohibited by federal, state, or local law. Examples may include septic leakage; human or animal bodily waste; herbicides and pesticides; paint, stain and wood preservatives; chromate copper arsenate (CCA) and creosote-treated wood; noxious chemicals; lawn refuse, organic fertilizer, and inorganic fertilizers containing phosphate; detergents, soaps, and cleaning materials; wastewater drained from a spa, hot tub, Jacuzzi, or pool; automotive fluids; solvents and corrosive liquids; medicines and poisons; and any foreign plant, animal, or microbial species.
- (c) “District” or “ALD” means the Amston Lake District.
- (d) ALD “Properties” include all lands, beaches, dams, roads, rights of way (ROWS), facilities, buildings, and utilities owned or maintained by the ALD.
- (e) ALD “Waters” include Amston Lake and all ponds, wetlands, watercourses, and storm drains which are owned or maintained by the ALD.
- (f) “Vegetation” includes all trees, shrubs, flora, undergrowth, and landscaping on ALD Properties; all aquatic plant life in and near ALD Waters.
- (g) “Motor Vehicle” is a self-propelled land vehicle used to transport people or cargo, powered by an internal combustion engine or electric motor.
- (h) “Watercraft” is a boat or other vessel that travels on water, and is powered by motor or manually propelled. Examples include kayaks, rowboats, sailboats, pontoon boats, stand-up paddleboards, remote control boats, etc.
- (i) “Personal Watercraft” (PWC) is a watercraft that is powered by a jet pump, rather than a propeller, where the rider(s) stand, kneel or sit while operating.
- (j) “Beaches” includes ALD Properties that consist of an expanse of sand or pebbles along the shore of Amston Lake. These properties include Lollipop Beach and Main Beach.
- (k) “Mooring” is where a watercraft or raft is attached to a buoy/weight in the water.
- (l) “Designated areas” are ALD Properties or Waters designated by the Board for a particular use or function.
- (m) “Passes” are lake (beach), car, boat and boat launch passes issued by the ALD, on a yearly basis.
- (n) “Authorized Agent” is anyone authorized by the Board to perform an activity or task on the Board’s behalf.
- (o) “Dock” is a structure extending out from the shore into a body of water.
- (p) “Docking” is when a watercraft is attached to a dock.
- (q) “Raft” is a flat buoyant structure, used as a floating platform.
- (r) “Resident” is someone whose primary residence is within the ALD (i.e., they live/sleep in the ALD at least six months and one day throughout the year). Residents should have an ALD address on their drivers’ license; otherwise, they may be required to provide other documentation (e.g., long term rental agreement) as proof of residency.
- (s) “Owner” is a person or entity who has legal ownership of a property within the ALD and who pays ALD property taxes.

## **2008.2 – Annual Meeting**

The ALD’s annual meeting date shall be held during the month of May at a date decided at the previous annual ALD meeting.

## **2008.3 – Conflicts of Interest**

No independent contractor, officer, or director of the ALD shall directly or indirectly: (a) be financially interested or have any personal beneficial interest in

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any contract or purchase order for any supplies, materials, equipment, or contractual services furnished to or used by the ALD unless approved by the Board, or (b) accept or receive from any person, firm, or corporation to which any contract or purchase order may be awarded by the ALD, by rebate, gifts, or otherwise, any money, or anything of value whatsoever, or any promise, obligation, or contract for future reward or compensation. Any such transaction shall be void and unenforceable against the ALD unless ratified by a majority of the Board or voters at any duly called annual or special meeting. This provision does not apply to good faith expense reimbursements or compensation lawfully established by contract or ordinance.

## 2008.4 – Independent Contractors

The ALD may retain independent contractors under such terms and compensation as the Board deems appropriate for managing and providing services to the ALD.

## 2008.5 – Accessing District’s Properties or Waters

Amston Lake is a private lake. To gain access to ALD Properties or ALD Waters, ALD property owners/residents must obtain and display current, valid, Board-approved passes. Passes are issued under the supervision of the Board and are valid for a one-year period. All boat owners using the Main Beach boat ramp must obtain a specifically designated boat launch sticker which must be affixed to the boat prior to launch. Passes may be refused or invalidated if (1) the applicant or pass holder is neither an ALD property owner nor a resident of the District, (2) current ALD taxes on the property or fines issued by the Board are not paid in full, (3) the watercraft owner does not provide, at the request of the Board or authorized designee, current DMV registration or title for the watercraft in their name, or (4) the pass was transferred from one owner/resident to another person who is not an owner/resident of the property for which they were issued or from one watercraft to another.

## 2008.6 – ALD Properties and Waters

- (a) The following is prohibited on or in any ALD Properties or Waters without written approval of the Board:
- Building on, obstructing, altering, damaging, trimming, or otherwise disturbing ALD Properties, Waters, or Vegetation

- Causing or permitting litter, lawn refuse, discarded objects, or other unauthorized materials or contaminants to be left on ALD Properties or in ALD Waters. This includes fishing line, hooks, lures and other fishing gear.
  - Watercraft equipped with an internal combustion engine or with a total power output for electric boat motors exceeding a thrust rating equivalent of a 3-horsepower gasoline outboard engine. Heavier boats (e.g., pontoon boats) 14-20 feet may have an electric motor with a thrust rating equivalent up to a 6-horsepower gasoline outboard engine.
  - Logging, hunting, and trapping
  - Open fires, fireworks, charcoal or propane grills
  - Smoking
  - Parties, concerts, or other events to the exclusion of other residents/owners
  - Storage of trailers or leaving them unattended on ALD property
  - Demarcation of swimming areas
  - Watercraft greater than 20 feet in overall length or wider than 10 feet
  - Racing of any watercraft
  - Personal Watercraft (including jet skis, Sea Doos, etc.)
  - Mooring off the shore of District Properties
  - Posting of advertising/political signage
- (b) Swimming, fishing, boating, ice skating, and all other activities in, on, or near the ALD’s Properties or Waters are always at the user’s own risk.
- (c) No person may fish in or on any ALD Waters except in accordance with all federal, state and town regulations and all posted rules of the District. Largemouth bass that are 12 to 16 inches are in a “protected slot limit” and must not be removed; daily creel limit is two, with only one being greater than 16 inches (other fish must be less than 12 inches).
- (d) Motor Vehicles may not be parked on grassy or sandy areas of rights of way or beaches.

## 2008.7 – District Assets

No person may conceal, take for personal use, sell, alter, damage, or destroy any funds, tools, equipment, signage, documents, records, or other items or assets

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owned by the District without the approval of the Board.

## 2008.8 – Watercraft

- (a) Persons who use or store watercraft on ALD Properties or in ALD Waters are responsible for them at all times, including securing and monitoring the watercraft itself and protecting all people, property, and animals from them.
- (b) All local, state and federal laws and regulations must be adhered to.
- (c) Current watercraft passes (boat stickers) must be displayed on all watercraft stored on ALD Properties or used in ALD Waters.
- (d) Those who launch boats who are neither ALD property owners nor residents are considered trespassers, and may be fined up to \$500 per incident.
- (e) Except in emergencies, no watercraft or trailer is permitted in ALD Waters unless it: (1) complies with all federal, state and town regulations and registration requirements, and (2) has been dry for at least 5 days or thoroughly cleaned after use in any other body of water to prevent the introduction of foreign plant, animal, or microbial species.
- (f) No person may launch, operate, or land any watercraft closer than 12 feet from swimmers or waders. The sails of any watercraft on/in ALD Properties and ALD Waters must be down except while launching, sailing, or landing.
- (g) Watercraft may only be stored in designated areas on/in ALD Properties or ALD Waters between April 1 and October 31.
- (h) No person may moor, store, or operate on/in ALD Properties or ALD Waters any watercraft which the Board determines is unsafe as to its location, construction, or condition, or which obstructs or otherwise adversely affects ALD Waters or other residents/owners.
- (i) Batteries shall be securely attached to the watercraft when in use or contained in a floating box.
- (j) Watercraft shall not attain speeds greater than 5 miles per hour. Watercraft shall not produce more than a minimum wake near shore, swimmers or other boaters.
- (k) No watercraft shall have more than one level.
- (l) Entire deck surface shall be above water line under all

loading conditions.

- (m) Standing water shall not be allowed to accumulate in any watercraft.
- (n) Watercraft launched from trailers must be launched at the Main Beach boat ramp to allow for proper inspection of boat and trailer prior to launch. Trailers should be moved across the street to the grassy lot after launching, to allow beach parking space for others. Launching from a trailer at Lollipop Beach or the ROWs is prohibited.
- (o) See 2008.6 for additional restrictions related to Watercraft.

## 2008.9 – Privately Owned Lakefront Property, Moorings, Rafts, Docks

### (a) Permitting

- Waterfront residents and/or their contractor must meet all applicable town permitting requirements (including wetlands commission) for the town within which they live and must submit plans and receive approval from the Board before constructing, modifying, or placing any dock, raft or mooring, or excavating or filling any shoreline.

### (b) Dimensions/Configuration/Construction

- Rafts must be a minimum of 8 feet to a maximum of 14 feet wide and must not be located more than 40 feet from shore.
- Docks must be a minimum of 3 feet wide and must not extend more than 24 feet from the shore.
- Size and placement of docks and rafts should minimize negative impacts on ALD Waters, water views and boat access of neighbors, vegetation, and wildlife.
- Flotation materials must be completely enclosed to prevent them from breaking apart or floating away. Foam core, Styrofoam, metal drums, and rubber tires are prohibited
- The use of gasoline-powered equipment to install dock pilings is prohibited.
- If docks are fastened to the shoreline, this must be done in a manner that minimizes disturbance to the existing shoreline.

### (c) Access

- Owners of lakefront property may access ALD

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Waters and moor watercraft and rafts directly between their right and left property lines a maximum of 40 feet from the shore. Docks, rafts, and moorings should be located such that watercraft secured to them do not extend over the adjacent property line.

- Watercraft and rafts may only be moored one-deep along the shoreline with a maximum of two moorings per residential property.
- Only one watercraft is permitted per mooring with a maximum swing radius equal to the length of the watercraft plus four feet.
- Launching watercraft from a trailer is not permitted from private property.

## (d) Maintenance

- Moorings, rafts, and docks must be maintained to ensure that there is no deterioration in the safety and structural soundness.

## (e) Grandfathered Privileges

- Owners/residents of any mooring, raft, or dock in non-compliance with this ordinance may seek grandfathered privileges from the Board. If granted, such privileges will expire thirty days after its owner dies, the real property is conveyed to a new owner, or the dock or raft is replaced.

## 2008.10 – Beach/ROW Rules

- (a) No person may enter or use any beach on ALD Properties except: (1) in a safe and sanitary manner which does not interfere with the enjoyment or well-being of others, including pass checkers; (2) with a current, valid, Board-approved beach pass (or as a guest of a person who is present with a current, valid, Board-approved beach pass) which is displayed or presented upon request. Persons present on ALD Property in violation of this section are trespassing.
- (b) The following are prohibited on/in any beach, ALD Properties, or ALD Waters: (1) children aged 12 and under unless accompanied by an adult; (2) littering, and glass containers; (3) pets between April 1 and September 30; and (4) fishing in areas typically used for swimming, such as sandy areas at beaches and ROWs.
- (c) The parking lots at Main Beach and Lollipop Beach are open and the gates unlocked between 7:00 a.m. and 9:00 p.m. between May 1 and September 30, unless

otherwise directed by the Board.

- (d) See 2008.6 for additional restrictions on activity at beaches and ROWs.

## 2008.11 – Motor Vehicles

- (a) No person may operate or park a motor vehicle on ALD Properties except: (1) on roadways and areas owned or maintained by the District which are designated for such use; (2) with a current, valid, Board-approved car pass which is clearly displayed on the rearview mirror or dashboard; (3) in compliance with all posted signage (e.g., speed limit, no parking); and (4) in compliance with all applicable laws and regulations of the state and town.
- (b) No all-terrain vehicles, snowmobiles, go-carts, or other motorized recreational vehicles, including remote controlled vehicles and toys, may be operated on ALD Properties.
- (c) Any abandoned or unregistered motor vehicle on or obstructing any ALD Properties or which otherwise violates any ordinance of the District, may be towed at the owner's expense.
- (d) The speed limit on the private Lebanon roads is 15 mph.

## 2008.12 – Animals

- (a) No person may own or keep any animal within the District except common domesticated household pets in compliance with all applicable laws and regulations of the state and town.
- (b) No person may own or keep any animal within the District if it is bred or maintained for commercial purposes, intended for consumption, or actually or traditionally housed in outdoor caging or pens.
- (c) No person may introduce, feed, remove, or harm any migratory species or waterfowl, turtle, or any other wild animal anywhere within the District.
- (d) Residents are responsible for their pets at all times. Dogs must be leashed when on ALD Properties. Pet droppings anywhere within the Amston Lake District must be picked up, removed, and properly discarded in the trash (not in porta-potties).

## 2008.13 – Unsafe Conditions

No person may cause or permit any contaminants or hazardous, unsanitary, or blight condition to exist within the ALD, including, but not limited to, refuse

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materials, improperly stored chemicals, rotten wood or food, accumulated junk, stagnant water, roadbed obstructions, unregistered or abandoned vehicles, and feeding or breeding conditions for mosquitoes, vermin, or other pests.

## 2008.14 – Taxes and Debts

- (a) Taxes are levied against each parcel of real property in the District annually as of October 1, based on the assessments of the town in which it is located. Each levy is due in a single installment on July 1. Taxes of more than \$200 may be split into two equal payments with the second installment coming due January 1. No additional bill will be sent for the January payment.
- (b) Special tax assessments may be imposed as provided by state law and shall be payable on a date and in such installments as determined by the Board.
- (c) All taxes, fines, restitution orders, and other debts owed to the District shall: (1) be collectable by the District in any manner available for collecting a delinquent real property tax under Connecticut Statute; (2) accrue interest at the rate of 1.5% for each whole or part month they remain unpaid; and (3) be deemed increased by all the District's collection expenses including court costs and attorney's fees.
- (d) All payments made or recovered for amounts owed to the District shall be applied in the following order: (1) first, to all collection expenses including attorney's fees incurred by the District; (2) next, to any unsecured debts owed to the District by contract or otherwise; (3) next, to all fines and penalties in the chronological order in which they were imposed; and (4) last, to the interest accrued on, then lien fees incurred for, then principal amounts of each respective year's unpaid taxes, in the chronological order in which they were levied.

## 2008.15– Enforcement/Reporting of Violations

- (a) The Board may enforce its Special Act, Bylaws, and Ordinances and protect the interests of the community by imposing fines, invalidating passes, towing vehicles or removing watercraft at the owner's expense, prosecuting litigation in the District's name, abating any violation without breaching the peace, and as otherwise allowed by law.
- (b) If it is determined that an emergency (defined as immediate health, safety, or property risk) exists, the Board may order immediate corrective action and curtail or eliminate prior notice as described in this

section.

- (c) Any property owner or resident may make a complaint to the Board if they believe there is a violation of ALD ordinances. The complaint will be investigated and appropriate action taken, as determined by the Board in accordance with these ordinances, and may include steps as outlined below:
  - (1) Board determines possible violation.
  - (2) Board notifies individual of alleged violation in writing to the address of record, both by regular and certified mail and provides at least five days' notice of invitation to be heard at Board meeting.
  - (3) Board makes determination and may impose fines of up to \$100 for a first violation (up to \$500 for trespassing, as noted in 2008.8(c)), up to \$500 for any subsequent violations, and may order full restitution of any actual losses, abatement costs, repair expenses, and attorney fees.
  - (4) Board notifies individual in writing of the outcome to the address of record, both by regular and certified mail.
  - (5) If the individual does not take appropriate action to rectify the violation and pay any assessed fines and restitution within 30 days of being notified of the Board's decision, the Board may impose additional fines, (up to \$500) every 30 days until the violation has been rectified, including any additional legal fees and expenses incurred on behalf of the District.
  - (6) The Board may, upon written request, convene a Board of Appeals which will consist of a special meeting of the full Board. The Board will review the outcome of the original hearing, permit new and additional information to be presented by all appropriate parties, will evaluate the information provided, and will reach a final determination on the issue.
- (d) If the owner of any watercraft removed at the direction of the Board is unknown, or, if known, does not pay for removal expenses and retrieve the watercraft within 10 days of the Board's written instruction to do so, the District may dispose of the watercraft without further notice to the owner or liability to the District.
- (e) The Board will notify federal, state, and/or local administrative agencies and law enforcement authorities of criminal violations and regulatory infractions. The District will seek to prosecute

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trespassing, environmental contamination, and other crimes committed against it to the fullest extent of the law.