

# Amston Lake Dock Expansion

Presented by Amston Lake Dock Committee

April 2026

# Overview

- ▶ Existing Dock set-up
- ▶ Challenges
- ▶ Considerations
- ▶ Recommendations

# Existing Docks



# Existing Docks

- ▶ 17 slips available overall
- ▶ Two dock systems = 9 slips at Lollipop and 8 slips at Main Beach
- ▶ Lollipop = 9 slips / 4 Large Boats & 5 Smaller Boats
  - ▶ Current structure is 45' from shoreline, with 5' ramp and 39'-40' wide.
- ▶ Main = 8 slips / 1 Large Boat taking up 2 smaller slips & 6 Smaller Boats
  - ▶ Current structure is 30' from shoreline, with 5' ramp and 20'-21' wide
- ▶ **Total slip inventory of 4 large boat capacity, 13 small boat slips (2 of the small boat slips currently being utilized to accommodate 1 large boat)**
  - ▶ Large boats defined as between 5'9" and 8' wide X 14'6"+ to max 20' length
  - ▶ Small boats defined as 5'8" and under wide X up to 14'6" length

# Challenges

- ▶ Ongoing concern with owners not being able to get a slip during the boat lottery
- ▶ In summer 2025, 3 large boats owners unable to get a slip. There was (1) small boat slip that went unrented last season
- ▶ **For 2026:**
  - ▶ 5 large boats\* and 10 small boats were able to secure a slip
  - ▶ 2 large boats owners unable to get a slip
  - ▶ 1 small boat slip went unrented

*\*continued to combine two small slips to make one large slip*

# Considerations

- ▶ Sensitive to community concerns
  - ▶ Aesthetics
  - ▶ Lake Health
  - ▶ Cost
  - ▶ ROI (Return on Investment)

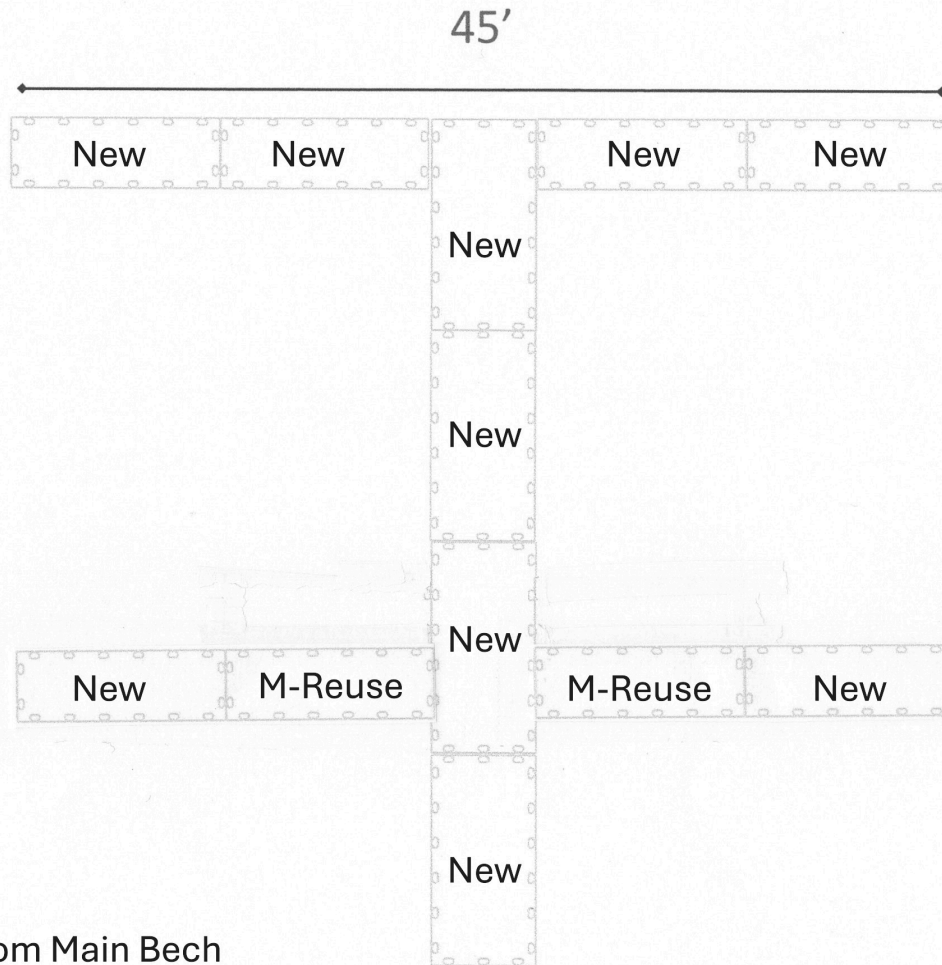
# Options explored

- ▶ ALD Dock Committee has been working with The Dock Guys out of Marlborough, CT
- ▶ Options explored included adding a new (3<sup>rd</sup>) dock system and reusing current ramps as well as combining existing Main Beach docks with existing Lollipop docks and purchasing new dock sections to expand existing dock systems.
- ▶ Maximize flexibility to be able to reallocate large boat slip(s) for small boat slip(s) usage depending on lottery entries.

# Recommendation

- ▶ Expand existing docks to allow flexibility to accommodate both large and small boats depending on the lake community needs

# Main Beach



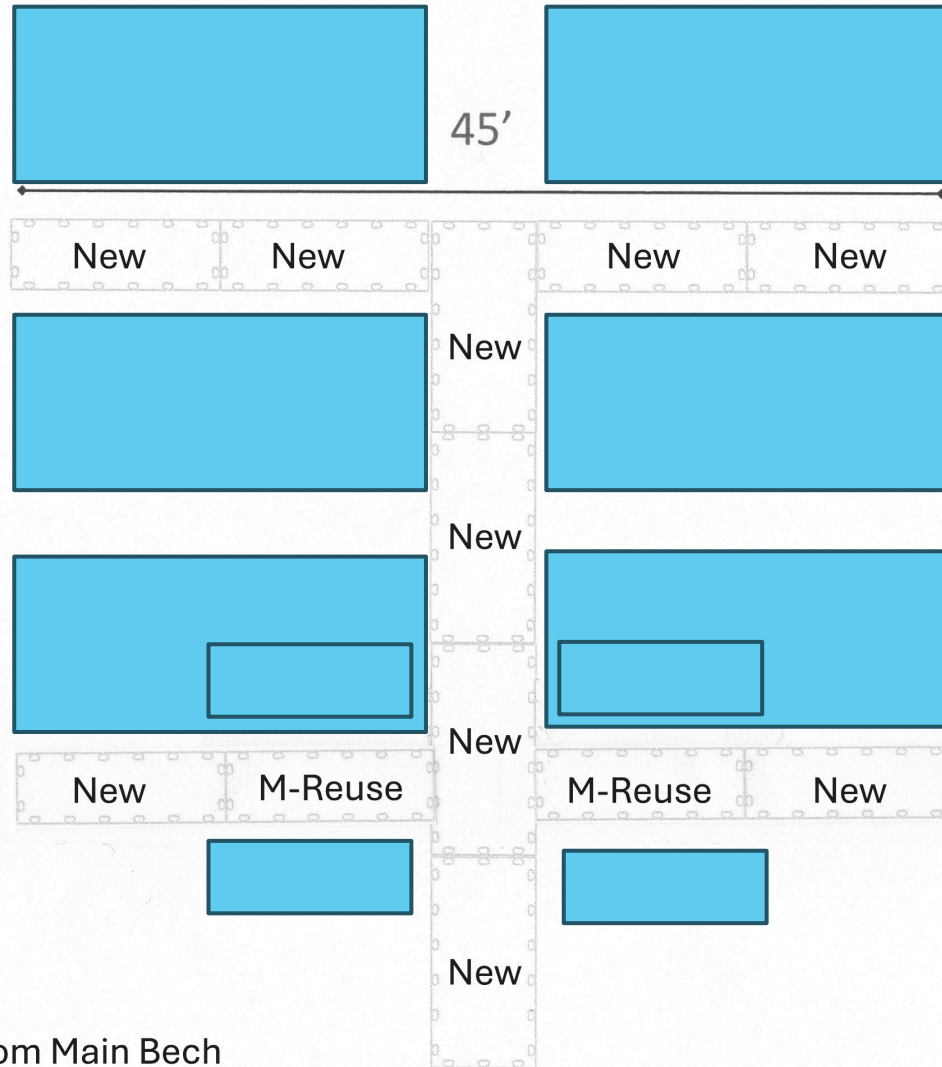
- ▶ Allows 4-6 large boats
- ▶ Allows 2-4 smaller boats
- ▶ Flexibility to modify as needed based on size of boats

40'

New = Purchase

M-Reuse = Reuse from Main Beach

# Main Beach

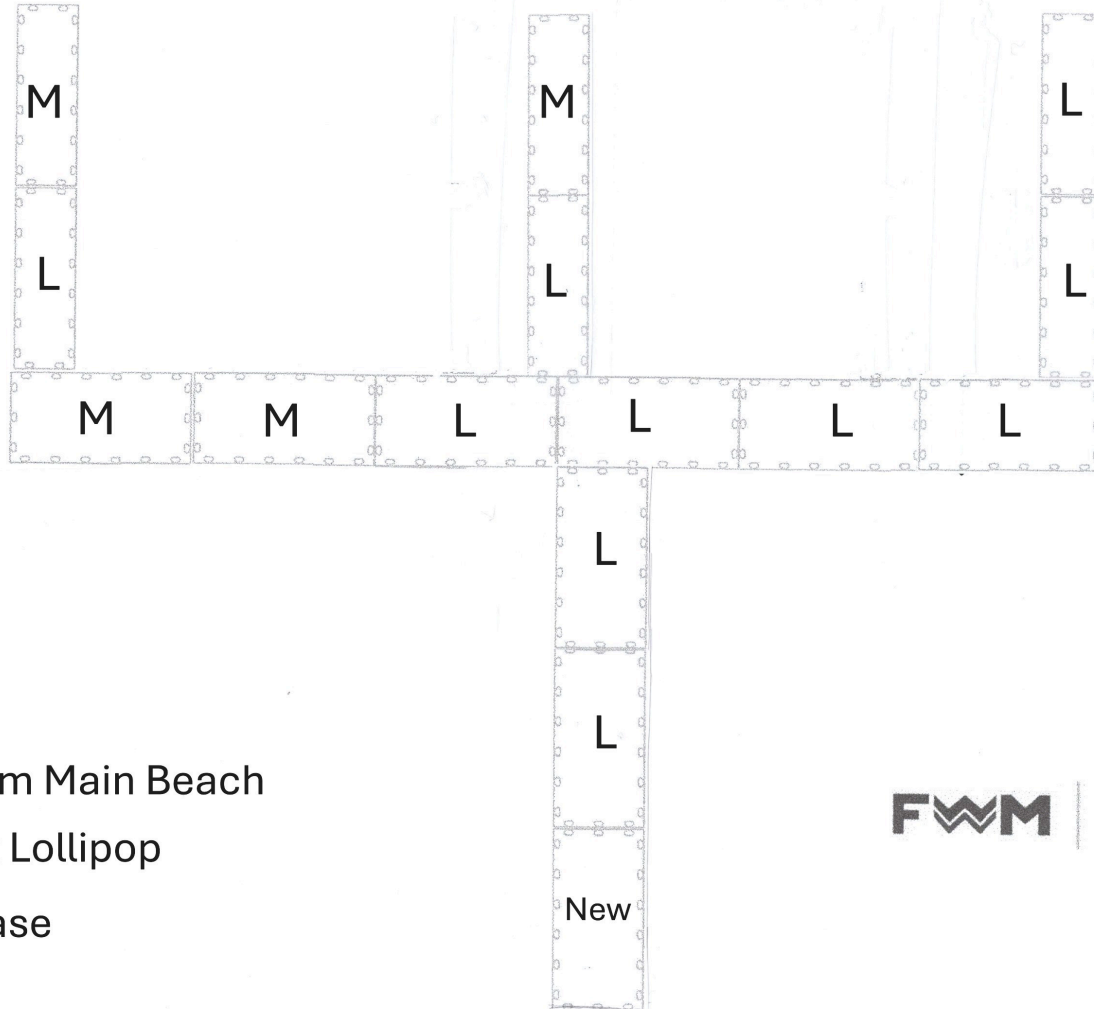


- ▶ Allows 4-6 large boats
- ▶ Allows 2-4 smaller boats
- ▶ Flexibility to modify as needed based on size of boats

New = Purchase

M-Reuse = Reuse from Main Beach

# Lollipop Beach



M = Reuse from Main Beach

L = Already at Lollipop

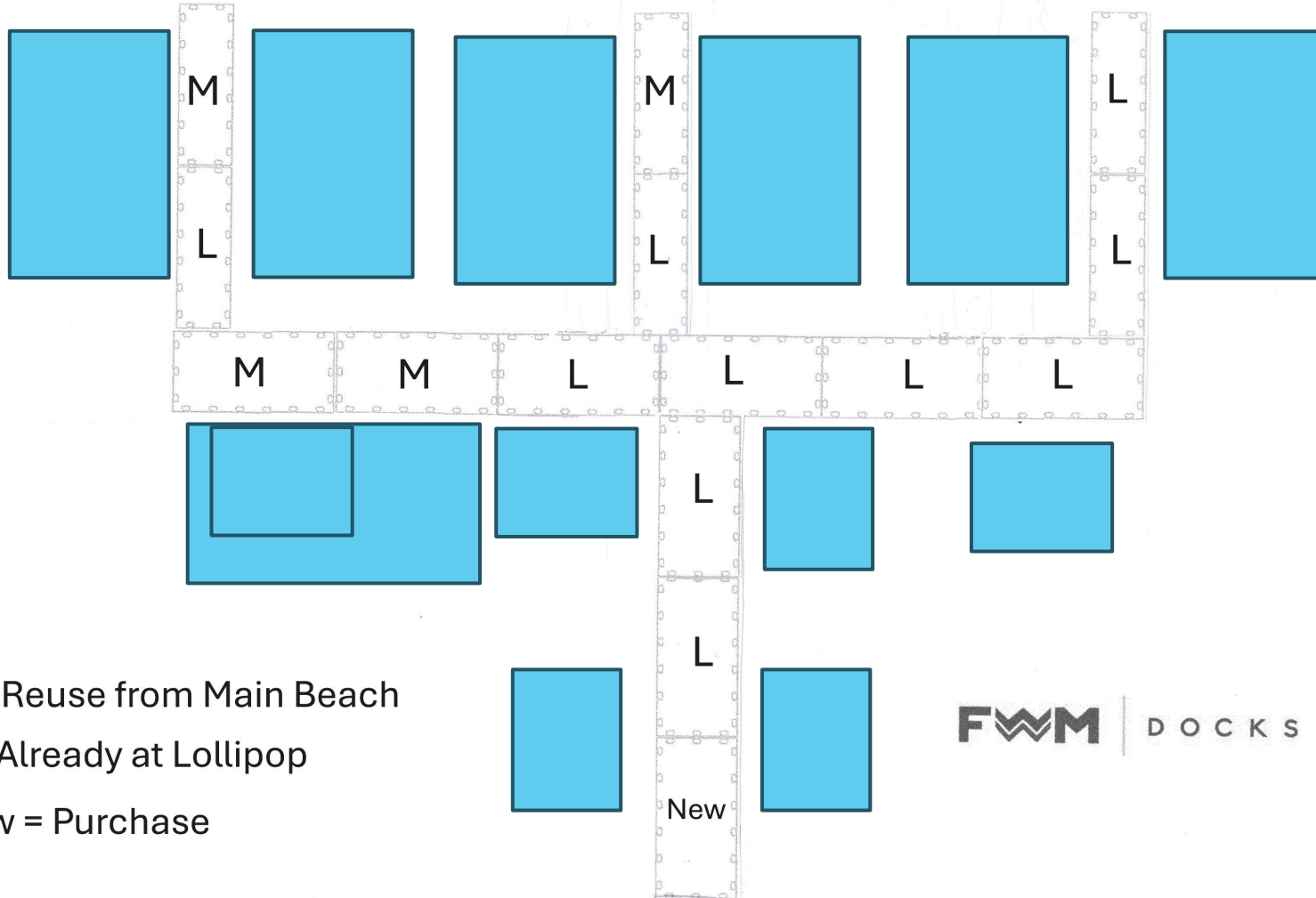
New = Purchase

**FWM** | DOCKS

- ▶ Allows 6-7 large boats
- ▶ Allows 4-6 small boats
- ▶ Flexibility to modify as needed based on size of boats

# Lollipop Beach

- ▶ Allows 6-7 large boats
- ▶ Allows 4-6 small boats
- ▶ Flexibility to modify as needed based on size of boats



# Revenue Estimate

## Scenario # 1

- ▶ 10 small boats @ \$150/each = \$1,500
- ▶ 10 large boats @ \$300/each = \$3,000
- ▶ Total: \$4,500

## Scenario # 2

- ▶ 6 small boats @ \$150/each = \$900
- ▶ 13 large boats @ \$ 300/each = \$3,900
- ▶ Total: \$4,800

# In Summary

- ▶ Increases total slip inventory from **17 slips** [4 large boat slips and 13 small boat slips (*note: 2 of the small boat slips are currently being utilized to accommodate 1 large boat*)] TO total slip inventory **18-20 slips** [10-13 large boat slips and 6-12 small boat slips]
- ▶ Increases flexibility based on community needs: large slips can also be utilized for smaller boats (sometimes 2!)
- ▶ Modifications would accommodate existing demand for remaining 2026 season

# Additional considerations...

- ▶ 75% down-payment required
- ▶ Cost for hiring The Dock Guys to install (Spring) and remove/relocate (Fall) dock system for the off-season
- ▶ Weed Barrier purchase recommended:
  - ▶ to control heavy plant life growth impacting boat usage around the docks
  - ▶ to create and maintain boat channels

# Cost for Proposed Dock System

- ▶ **\$27,777**
- ▶ **\$XX,XXX** Funds Available in Dock Fund
- ▶ **\$XX,XXX** Balance Remaining
  
- ▶ **Estimated Pay Back Period**

# Cost for Additional Recommendations

1. **Benthic Mats 6 @ \$ XXX /mat = \$XXXX**
2. **Dock Winterization**
  - ▶ Option 1 - Completely remove docks and stack on shore \$1,000 per dock per season (\$4,000 per year)
  - ▶ Option 2 - Rotate fingers of dock to inside of docks and move dock out from shoreline/lease anchors.  
(\$2,000-\$2,400 per year)  
(Without anchor lease \$500-600 per dock, per season)

## COST FOR PROPOSED DOCK SYSTEM - ITEMIZED BREAKDOWN

DOCK SYSTEM	No. of Pieces	Cost Per Piece	Total
Re-Use Dock Section 5' X 10'	8	\$0	\$0
Re-Use Dock Section 3' X 10'	8	\$0	\$0
New Dock Section 5' X 10'	5	\$2,125	\$10,625
New Dock Section 3' X 10'	6	\$1,580	\$9,480
Coupler Set	21	\$73	\$1,533
2.5" Pole Mount	6	\$280	\$1,680
2.5" Pole	60	\$10	\$600
Auger Kit	6	\$42	\$251
Cleat	16	\$18	\$288
Labor	3	\$75	\$225
PVC Pole Cover	6	\$45	\$270
Labor	3	\$75	\$225
Delivery and install	1	\$2,400	\$2,400
Shipping			\$200
	<b>GRAND TOTAL:</b>		<b>\$27,777</b>