

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)

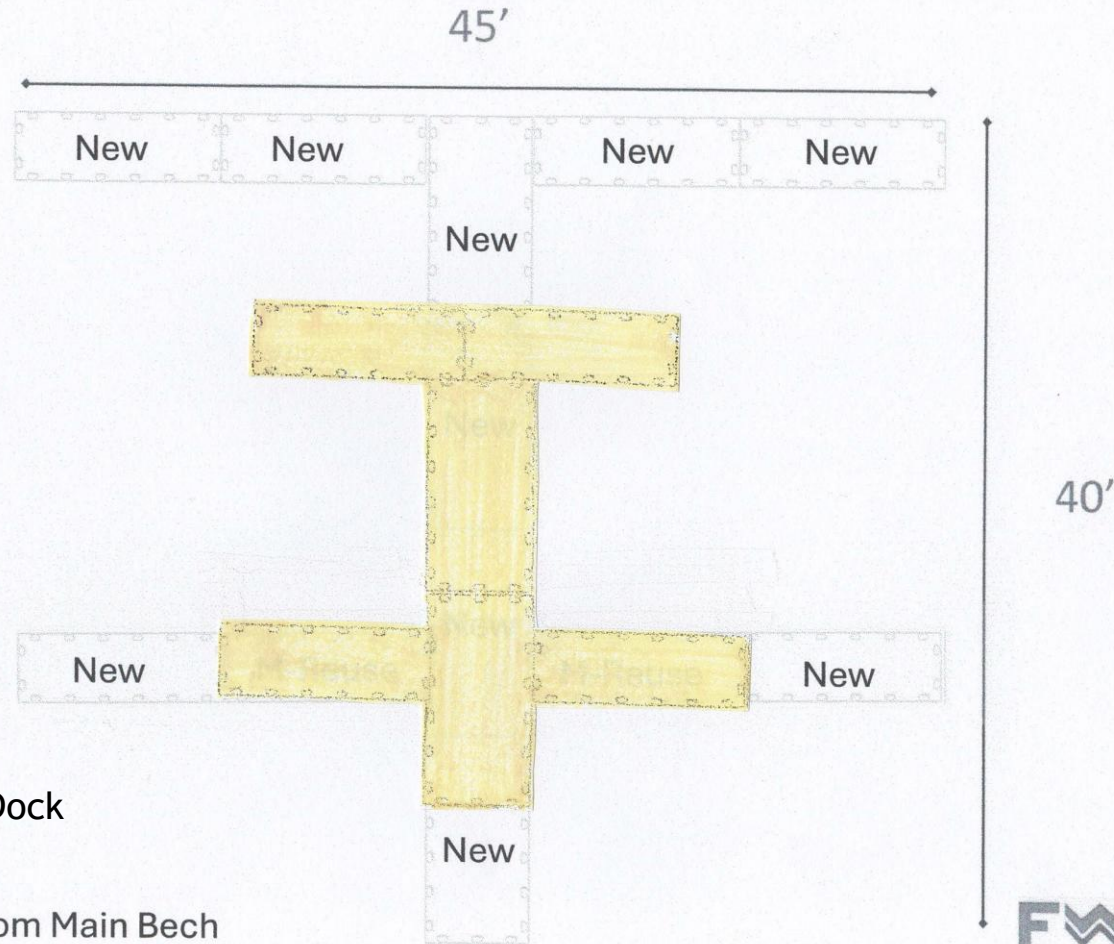
Options explored

- ▶ ALD Dock Committee has been working with The Dock Guys out of Marlborough, CT
- ▶ Options explored included adding a new (3rd) 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 Overlay Old over Proposed

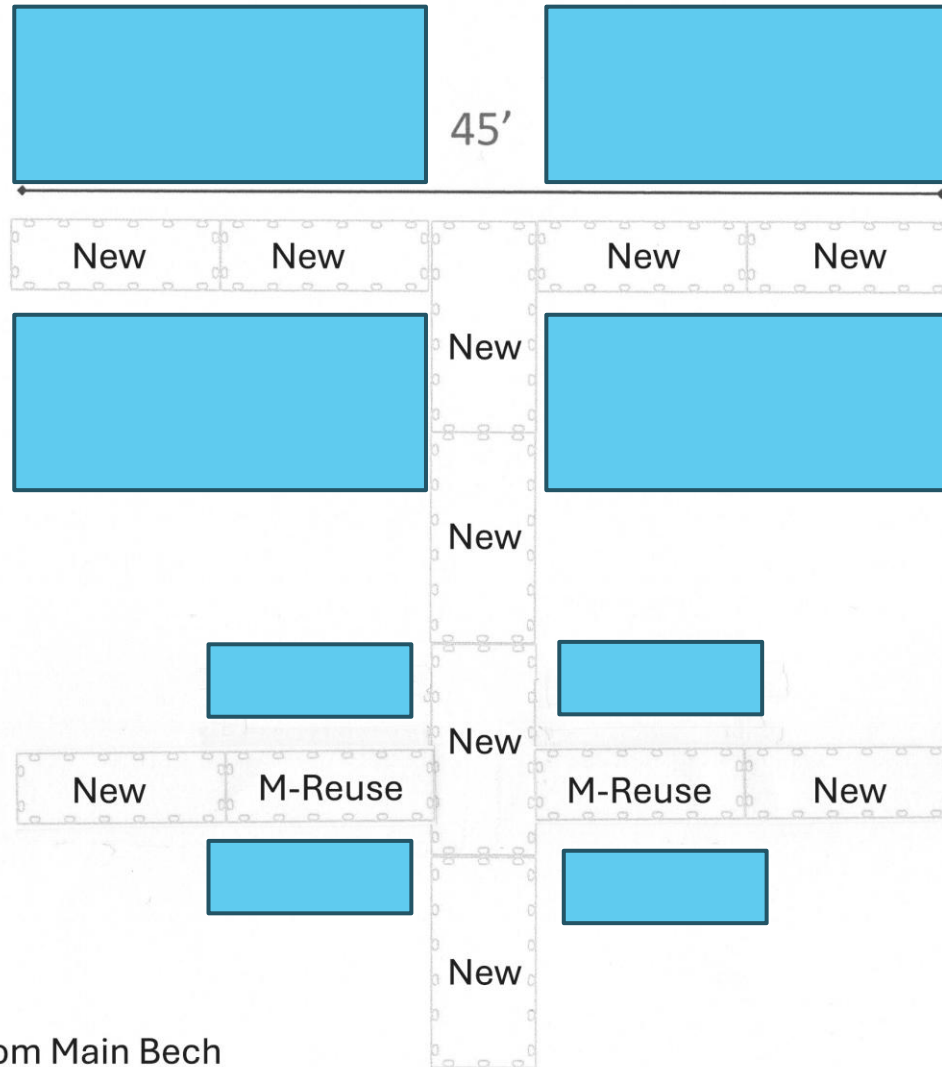


Yellow = Old Dock
White = Proposed Dock

New = Purchase

M-Reuse = Reuse from Main Beach

Main Beach



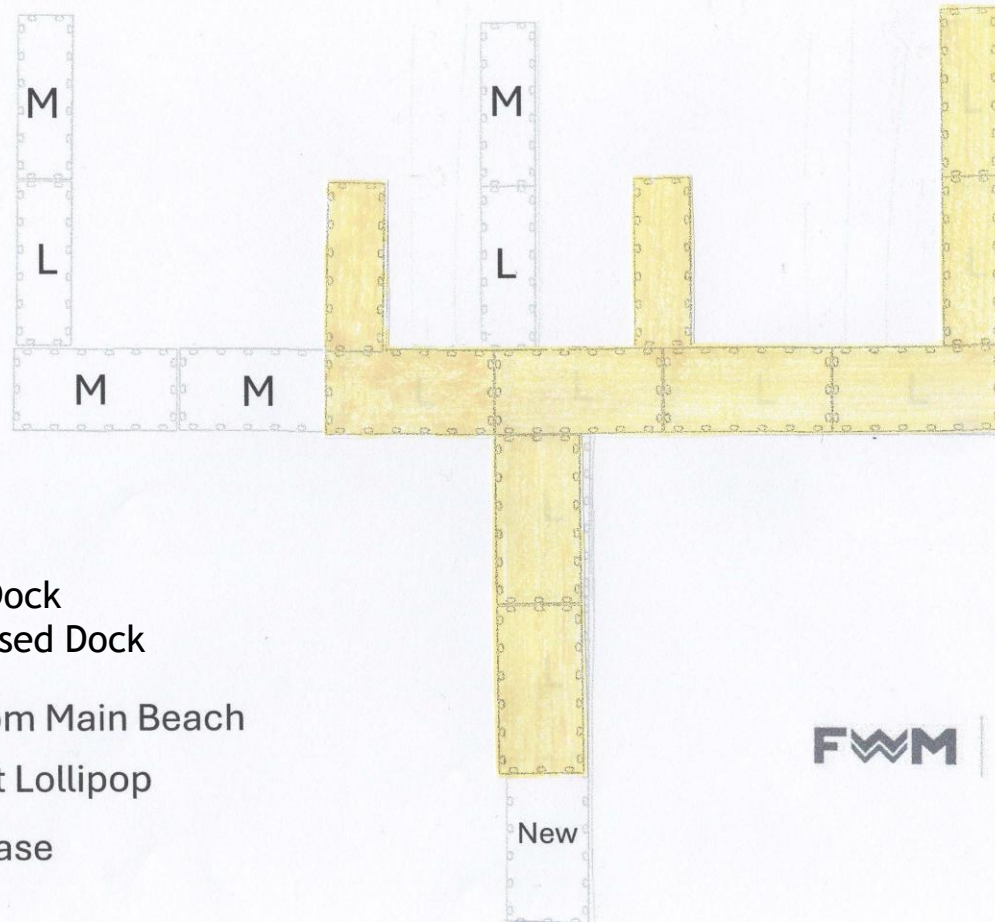
New = Purchase

M-Reuse = Reuse from Main Beach

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

40'

Lollipop Beach Overlay Old over Proposed



Yellow = Old Dock
White = Proposed Dock

M = Reuse from Main Beach

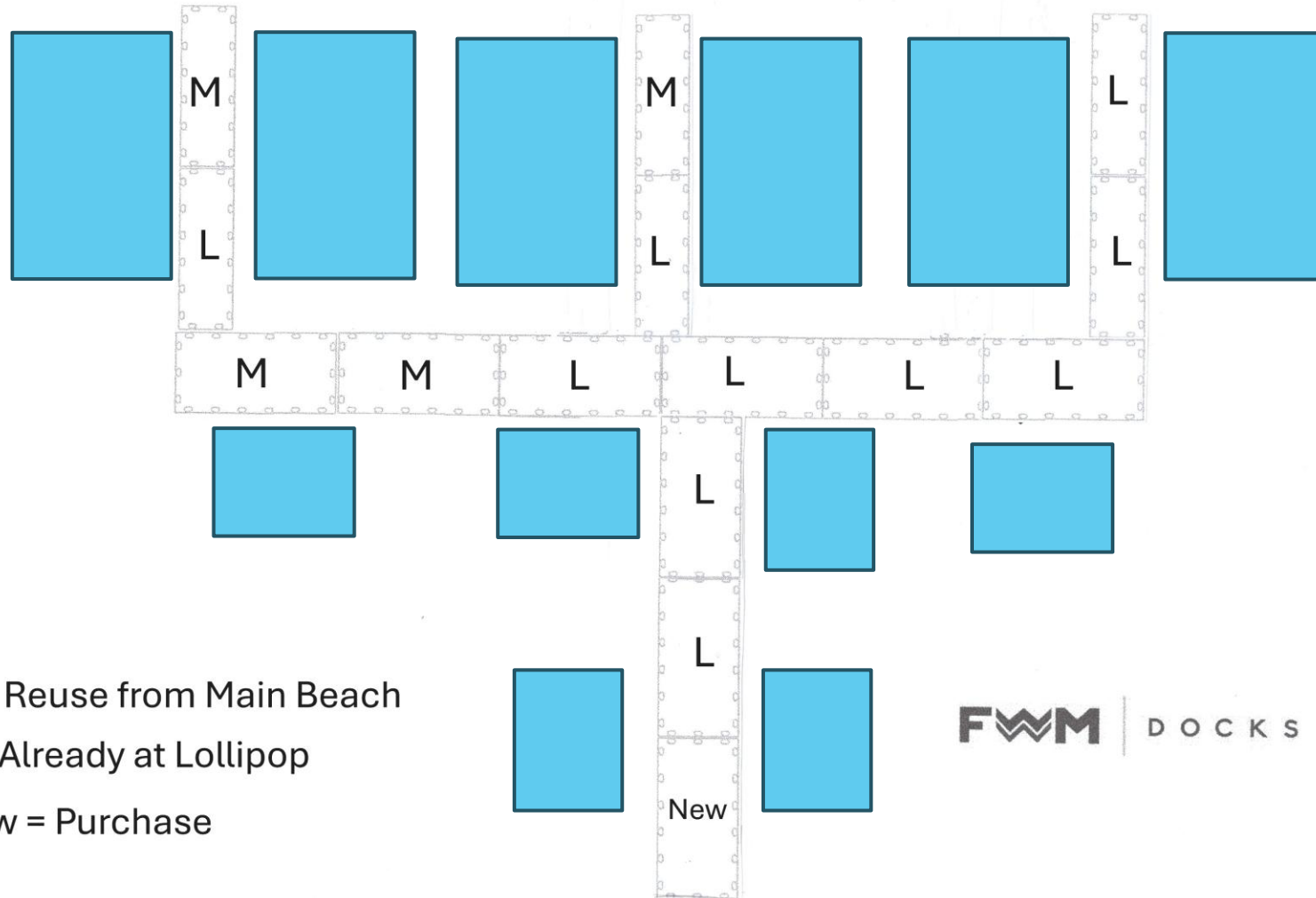
L = Already at Lollipop

New = Purchase

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Lollipop Beach

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



Revenue Estimate

Scenario

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

In Summary

- ▶ Increases total slip inventory from **17 slips** to total slip inventory **20 slips** [10 large slips and 10 small 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

Cost for Proposed Dock System

- ▶ \$27,780
- ▶ \$ 7,200 Funds Available in Dock Fund
- ▶ \$ 3,000 2026 Dock Rental Fees
- ▶ \$ 4,500 2027 dock fees
- ▶ \$13,080 Balance Remaining

- ▶ Estimated General Fund Pay Back Period
\$4,500* X 3 years = \$13,500

** based on current rental rates 10 large boats (@ \$300 each) & 10 small boats (@ \$150 each); per slip rental fees could be increased over time to shorten pay back period.*