

STANDARD LEASE APPLICATION: NON-DISCHARGE

1. APPLICANT CONTACT INFORMATION

Applicant	Joel Spinney		
Contact Person	Joel Spinney		
Address	505 River Road		
City	Newcastle		
State, Zip	ME, 04533		
County	Lincoln		
Telephone	(603) 986-8908		
Email	jspinney207@gmail.com		
Type of Application	☐ Draft Application [submitted before scoping session session] ☒ Final Application [submitted after scoping session]		
Dates	Pre-Application Meeting 11/16/23	Draft Application Submitted: 3/14/24	Scoping Session: 6/12/24
Payment Type	Draft Application: ☒ Check (included) ☐ Credit Card Final Application: ☒ Check (included) ☐ Credit Card		

Note: The email address you list here will be the primary means by which we will contact you. Please provide an email address that is checked regularly. If you do not use email, please leave this blank.

2. PROPOSED LEASE SITE INFORMATION

Location of Proposed Lease Site	
Town	Newcastle & Damariscotta
Waterbody	Damariscotta River
General Description (e.g. south of B Island)	East of Little Point
Lease Information	
Total acreage requested (100-acre maximum)	9.38
Lease term requested (20-year maximum)	20 years
Type of culture (check all that apply)	☒ Bottom (no gear) ☐ Suspended (gear in the water and/or on the bottom)
Is any portion of the proposed lease site above mean low water?	☐ Yes ☒ No

Note: If you selected yes, you need to complete the steps outlined in the section titled: "Landowner/Municipal Permission Requirements".

3. GROWING AREA DESIGNATION

Directions: Information for growing area designations can be found here:

<https://www.maine.gov/dmr/shellfish-sanitation-management/closures/index.html>

Growing Area Designation (e.g. WL):	WQ
Growing Area Section (e.g. "A1"):	A

Note: If you are proposing to grow molluscan shellfish in waters classified as anything other than open/approved, you will need to contact the Bureau of Public Health to discuss your plans at the following email: DMRPublicHealthDiv@maine.gov

4. SPECIES INFORMATION

A. Please complete the table below and add additional rows as needed.

Name of species to be cultivated (include both common and scientific names):	Name and address of the source of seed stock or juveniles	Maximum number (or biomass) of organisms you anticipate on the site at any given time
1. American or eastern oyster (<i>Crassostrea virginica</i>)	MOOK SEA FARM 321 ME RT 129, 04573 (207) 563-1456	8 Million
2.		
3.		
4.		
5.		

B. Do you intend to possess, transport, or sell whole or roe-on scallops? ☐ Yes ☒ No

If you answered "yes" please contact the Bureau of Public Health to discuss your plans at the following email: DMRPublicHealthDiv@maine.gov

Note: If you are proposing to grow molluscan shellfish, this application also serves as your written operational plan as required in the National Shellfish Sanitation Program (NSSP) Model Ordinance Chapter 2 and must be maintained in your files. If you wish to submit an operational plan separate from this application, please contact: DMRPublicHealthDiv@maine.gov

5. VICINITY MAP

Note: Please label as: 'Vicinity Map'.

Directions: Using a NOAA Chart or USGS topographic map, show the area within a minimum of one-half mile of the proposed lease site.

The map needs to display the following:

- The waters, shore lands, and lines of mean high and mean low water within the general area of the lease
- An arrow indicating true north
- A scale bar
- The approximate lease boundaries

6. BOUNDARY DRAWING

Note: Please label as: 'Boundary Drawing'.

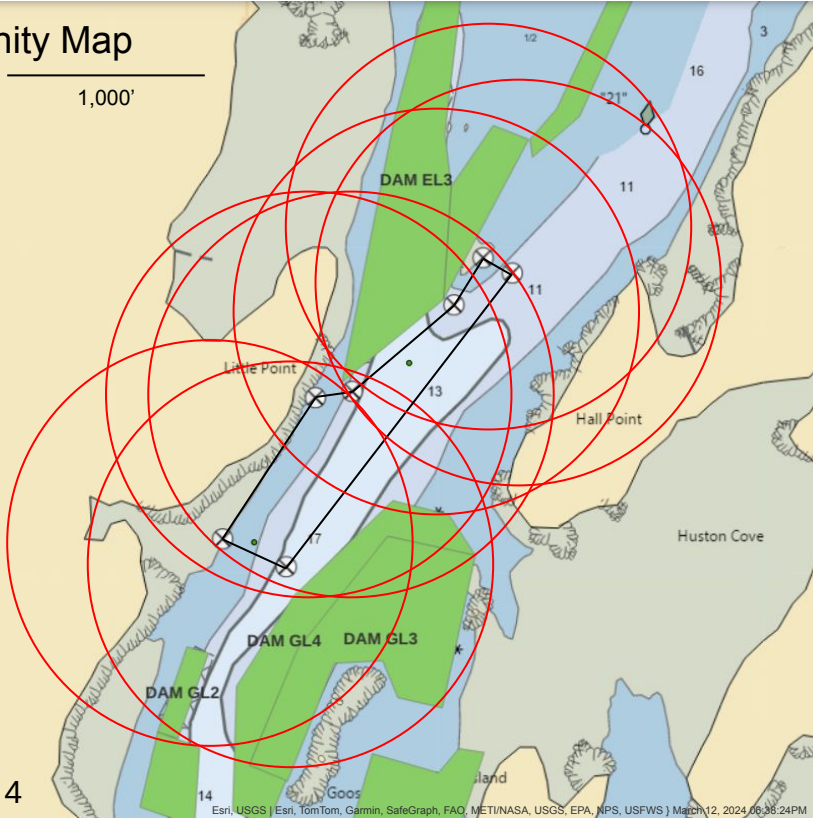
Directions: Depict the boundaries of the proposed lease site. Provide a drawing with all corners, directions, and distances labeled. Provide coordinates for each corner as follows:

- Coordinate Description
Provide geographic coordinates for each corner of the lease site in latitude and longitude in decimal degrees (e.g., 43.123456 N, -69.123456 W) Identify the datum from the map, chart, or GPS unit used to develop these coordinates. The datum will be shown on the map or chart you are using. The Coordinate Description may be provided separately from the Boundary Drawing.

Vicinity Map



1,000'



Boundary Drawing



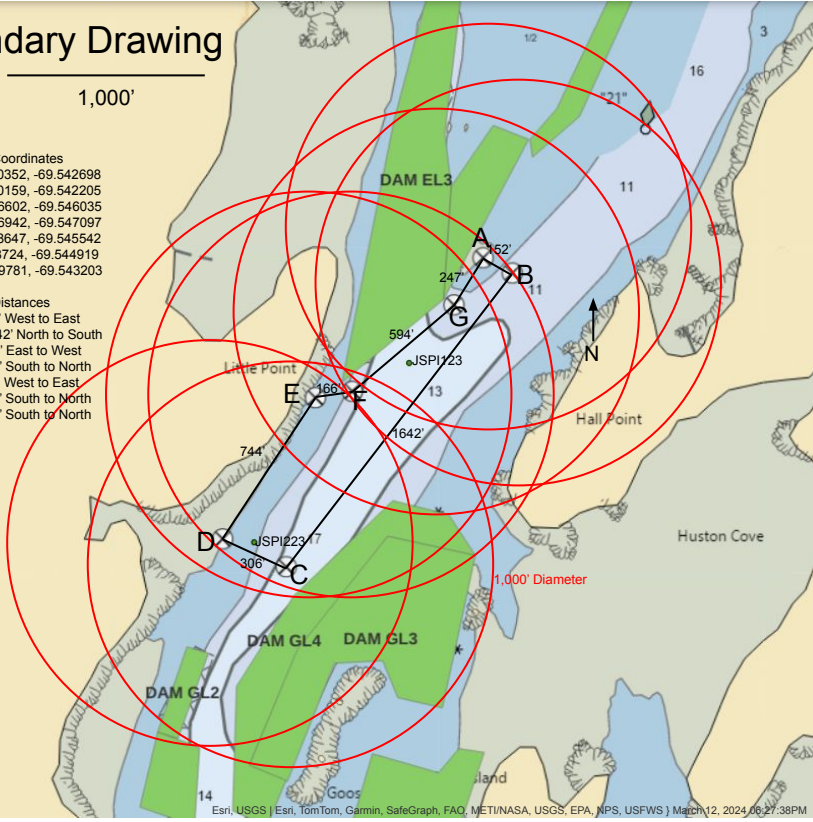
1,000'

Corner Coordinates

A. 44.020352, -69.542698
B. 44.020159, -69.542205
C. 44.016602, -69.546035
D. 44.016942, -69.547097
E. 44.018647, -69.545542
F. 44.018724, -69.544919
G. 44.019781, -69.543203

Corner Distances

A>B 152' West to East
B>C 1,642' North to South
C>D 306' East to West
D>E 744' South to North
E>F 166' West to East
F>G 594' South to North
G>A 247' South to North



7. SITE DEVELOPMENT

Directions: If your operations require the use of cages, nets, ropes, trays, or any object (structure) other than the organism to be grown directly on the bottom or buoys to mark the corners of the lease site, you must submit gear drawings and maximum structure schematics (information below). This section is intended to provide accurate plans depicting the physical structures to be placed in the proposed area. All dimensions need to be labeled with the appropriate units (i.e. 10ft, 10in). If you are proposing a bottom lease (no gear), please skip to question “F. Marking”.

Note: You may embed the schematics within the document or attach them to the end of your application. If you attach the schematics, please label them according to the instructions provided below.

A. Gear Information

Directions: Include a drawing of an individual piece of gear for each of the gear type(s) you plan to use. Include units referenced (i.e. 10in, 10ft, etc.).

1. Gear Drawing: Please include the following for each gear type that will hold organisms to be cultured (e.g. polar circles, marine algae longlines, oyster cages) and label as “Gear Drawing”. This view must show the following:
 - Length, width, and height of each gear type.
2. Gear Table: List and describe each individual gear type that you will use in the table below. (e.g. polar circles, marine algae longline, oyster cages, moorings, mooring lines, buoys, etc.).

Specific Gear Type (e.g. soft mesh bag)	Dimensions (e.g. 16"x20"x2")	Time of year gear will be deployed (e.g. Spring, Winter, etc.)	Maximum amount of this gear type that will be deployed on the site (i.e. 200 cages, 100 lantern nets, etc.)	Species that will be grown using this gear type
Marker Buoy - yellow poly ball	16"	Year Round	8 - 1 per corner	N/A
3/4" Poly Line	10-30'	Year Round	8 - 1 per corner	N/A
Concrete Anchors	12"x12"	Year Round	8 - 1 per corner	N/A

B. Maximum Structure and Mooring System Schematic

Directions: Include drawings of your maximum gear layout. Include units referenced (i.e. 10in, 10ft, etc.).

1. Overhead View. Please include the following and label as “Overhead View”:
 - Maximum layout of gear, including moorings.
 - Length and width of project.
 - Approximate spacing between gear.
 - Lease boundaries and the location of proposed corner markers and any additional gear markers that would be present.
2. Cross-Section View. Please include the following and label as “Cross-Section View”:
 - The sea bottom.
 - Profile of gear in cross-section as it will be deployed.
 - Label gear with dimensions and materials.
 - Show mooring gear with mooring type, scope, hardware, and line type and size.
 - Depth of gear in relation to the water’s surface at mean low water and mean high water (if applicable).

Note: Please include an additional Cross Section View, depicting the elements listed above, if there will be seasonal changes to gear layout (i.e. over wintering).

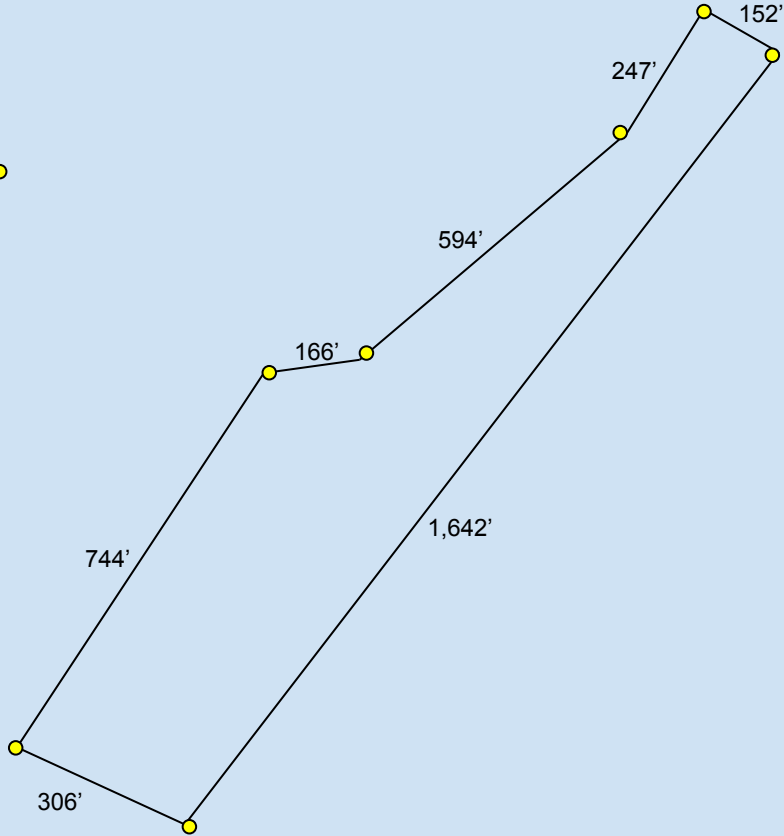
C. On-Site Support Structures

- | |
|---|
| 1. Describe structures such as barges, sheds, etc., to be located on-site. Provide a schematic and indicate the dimensions, including height above sea level, materials, etc. |
| None. |

- | |
|--|
| 2. Describe the storage and use of oil, gasoline, or other hazardous materials on site. If petroleum products are to be stored on site, provide a spill prevention plan. |
| None. |

Overhead

Site markers - poly balls:●



Cross Section

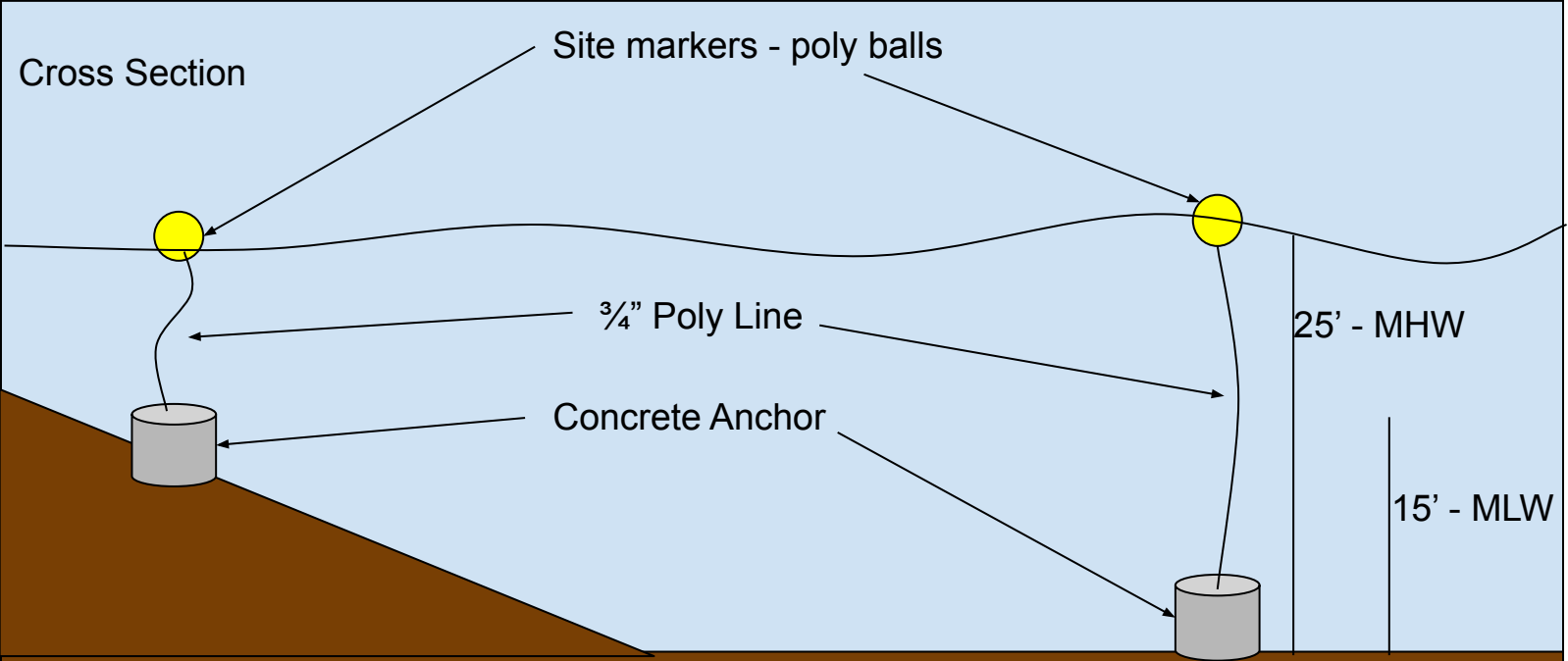
Site markers - poly balls

3/4" Poly Line

Concrete Anchor

25' - MHW

15' - MLW



D. Gear Color

Provide the color of the gear and structures proposed to be used at the lease site.

Yellow poly balls will mark each corner of the site, otherwise there is no gear located on the site.

E. Equipment Layout

Provide schematic or photographic renderings of the generalized layout of the equipment as depicted from two vantage points on the water. Provide the locations of the two vantage points.

F. Marking

Will you be able to mark your site in accordance with DMR regulations, Chapter 2.80? In part, this requires marker buoys which clearly display the lease ID and the words SEA FARM to be located at each corner of the lease. Effective January 1, 2023, marker buoys need to be yellow and host reflective material.

☒ Yes ☐ No

If you answered no, explain why and suggest alternate markings.

Note: If a lease is granted, you will also be required to mark the site in accordance with appropriate US Coast Guard Regulations. If you have questions about US Coast Guard Regulations contact: 1st Coast Guard District, Aids to Navigation Office (617-223-3293).

8. PRODUCTION ACTIVITIES

Directions: If you are cultivating more than one species, you will need to provide the following information for each species. Please attach additional pages if needed.

A. Please explain your proposed seeding activities. What months will seeding occur and how often will you be onsite to seed during this time.

The site will be seeded throughout the year as seed oysters come up to plantable size, however the majority of seeding will occur during the Fall and Spring months. Seeding will likely take place for 5-10 days during those months.

B. Please explain your proposed tending/maintenance activities.

Minimal maintenance is anticipated at the site. No gear will be located on the site and tending / maintenance would primarily consist of harrowing 1-2 times per year. This activity will consist of raking, or open bag dragging of the site in order to lift oysters out of the sediment. Harrowing activities will typically take place from mid March to mid May.

C. How frequently will you visit the site for routine tending/maintenance (i.e. flipping cages, etc.)?

Harrowing would take place 1-2 times per year and would consist of 1-5 days of this activity per occurrence from mid March to mid May.

D. Describe the harvesting techniques you will use. If you plan on using a drag, please provide the dimensions.

Harvesting will be completed by scuba diving and dragging using a 3-4' wide and 3-4' long drag. Harvesting will be conducted year round, conditions and weather permitting.

E. How often will you be at the site during harvesting periods?

1-4 days per week.

F. Will gear be on the site year-round? ☐ Yes ☒ No

G. Describe any overwintering or “off season” plans for the site. For example, will you remove gear from the site and/or deploy gear in different areas within the proposed site? Please include where gear or product will be located if removed from the site.

No changes will be made to the site seasonally.

H. Please provide details on any predator control techniques you plan to employ.

None.

- I.** Suspended culture gear can attract birds that roost on the gear and defecate, potentially creating a pollution source impacting shellfish held within the gear. In order to comply with the National Shellfish Sanitation Program (NSSP) Model Ordinance (MO), DMR is requiring that applications for the suspended culture of shellfish include a description of mitigation or deterrent measures to minimize the potential pollution impacts of birds at the proposed site. If appropriate, include sketches or photos that clearly depict those measures put into practice.

Examples may include:

- Submerging suspended gear and associated product at a depth sufficient to deter roosting for two weeks before harvest
- Attaching physical deterrents (i.e. zip ties) to gear
- The site is proposed for the culture of seed only
- The site is proposed for the culture of adductor-only scallops (i.e. no other shellfish species would be grown on the site)
- Proposed gear would always be suspended below the surface of the water at a depth sufficient to deter roosting (i.e. as is common for scallop lantern nets)

N/A.

9. NOISE AND LIGHT

Directions: If a question does not pertain to your proposed operations, please write “**not applicable**” or “**N/A**”.

- A.** What type of boats will be used on the site? When and how often will these vessels be on the site?

Skiffs equipped with 20-150HP outboard 4 stroke motors will be used regularly to access the site, to conduct seeding and to dive harvest the site. Skiffs will be on site year round, conditions and weather permitting.

B. What type of powered equipment (e.g. generator, power washer, grading equipment, barges, etc.) will be used on the site? When and how often will the equipment be used?

Other than 20-150HP 4 stroke outboards motors powering skiffs, none expected.

C. Specify how you intend to reduce noise levels from the boats and other powered equipment.

Noise will be minimal and consist primarily of outboard motors.

D. Provide the number, type (whether fixtures are shielded), wattage and location of lights, other than those used for navigation or marking, that will be used at the proposed lease site.

N/A.

E. Indicate under what circumstances you might work at your site beyond daylight hours.

None expected.

10. CURRENT OPERATIONS

Directions: If a question does not pertain to your proposed operations, please write “**not applicable**” or “**N/A**”.

A. Describe your existing aquaculture operations, including the acronyms of all active leases and/or licenses.

Currently hold 2 LPA licenses, JSPI123 and JSPI223. JSPI223 is a suspended culture LPA for raising juvenile oysters to be bottom seeded.

B. What are your plans for any existing leases and/or Limited Purpose Aquaculture (LPA) licenses if the lease is granted? Will any existing leases and/or LPA licenses be relinquished if the lease is granted? If so, please indicate which ones.

No.

11. ENVIRONMENTAL CHARACTERIZATION

Directions: Using your knowledge of the area, describe the environment of the proposed lease site. Be sure to include units of measurement in your answers (i.e. feet, cm/s).

A. What are the approximate depths at mean low water?

~ 1' - 17'

B. What are the approximate depths at mean high water?

~ 11' - 27'

C. Provide the approximate current speed and direction during the ebb and flow.

Approximately 5-7 knots North to South.

D. The following questions (D.1 through D.6) may be answered in writing or by submitting a video. If you plan to submit a video, please contact the Department prior to video collection.
1. What are the bottom characteristics (mud, sand, gravel, rock, ledge or some mix, etc.)?
A mix of mud, gravel and ledge.
2. Describe the bottom topography (flat, steep rough, etc.).
Relatively smooth grade from shallow to deep portion.
3. Describe marine organisms by species or common names. Based on your personal observations or other sources of information, are these species abundant, common, or rare?
Green crabs, clams and oysters are common, striped bass, mackerel and seals have also been observed at the site. Striped bass, mackerel and seals were observed weekly during the months June - October.
4. Are there shellfish beds or fish migration routes in the surrounding area? If so, please describe.
Shellfish beds are relatively common in the area. Annually alewife pass through the area as they migrate to and from the Great Salt Bay and Damariscotta Lake usually in the months of May and June.
5. Describe the presence and extent of submerged aquatic vegetation, i.e. eelgrass, within the proposed lease area. Please include the date of this observation along with the method of observation. If submerged aquatic vegetation is observed, please also describe the abundance below and sketch the limits of the beds in the vicinity map.
Rockweed and kelp is common in the area. Kelp has been observed during dives in the spring months to raise gear for neighboring oyster farms, similarly with rockweed, in addition to year round observations of rockweed attached to the shore during low tide.

6. Describe the general shoreline and upland characteristics (rocky shoreline, forested, residential, etc.)

The shoreline is rocky and gravely with forested uplands and residential areas.

E. Is your proposed lease located within a Maine Department of Inland Fisheries and Wildlife designated Essential Habitat?

☐ Yes ☒ No

Note: The location of Essential Habitats in the State of Maine, along with information on how projects within these areas are reviewed, can be found here: <https://www.maine.gov/ifw/fish-wildlife/wildlife/endangered-threatened-species/essential-wildlife-habitat/index.html>

If a project is located within an Essential Habitat, applicants are strongly encouraged to contact the MDIFW Environmental Review Coordinator (John.Perry@maine.gov, phone: 207-287-5254) prior to application submission.

F. Describe ice formation in the winter months at the proposed site.

Ice commonly forms along the shoreline and moves through the area, but otherwise the current maintains a relatively ice free area.

Note: Description of ice should incorporate data such as water temperature or ice out date over a ten-year period or observations over several (no less than 5) recent winters from the harbormaster, a municipal official such as a shellfish warden, local harbor committee, Marine Patrol Officer, fishing/aquaculture industry members, or the applicant.

Stating “no ice observed last year” will not be accepted as a complete answer.

12. EXISTING USES

A. Describe the existing uses of the proposed area in questions A.1 through A.5 below. Please include the a) type b) time of year c) frequency and d) proximity to the lease site for each existing use.
1. Commercial Fishing
No commercial fishing is conducted in the area, most of the commercial lobster fishing observed takes place farther down river.
2. Recreational Fishing
Some recreational striped fishing occurs in the Summer months, 1-4 times per week. These activities have been observed in and around the lease boundaries within 500', lease activities should not interfere with existing recreational fishing in the area.
3. Boating Activities (please also include the distance to any navigable channel(s) from your proposed site at low water)
Recreational boating as well as boats going to and fro other oyster farms pass through the proposed area regularly, multiple times per day in the Summer months and occasionally in the Fall and Winter months. Lease activities should not interfere with boating activities or impede navigation in any way.
4. Ingress and egress (i.e. coming and going) of shorefront property owners within 1,000 feet of the proposal (e.g. docks, moorings, landing boats on shore, etc.)
Several docks and moorings are in the area, but lease activities should not impede any ingress or egress - no gear is located on the site and farming activities will not interfere with travel or navigation of the area.
5. Other uses (kayaking, swimming, etc.)
Kayaking occurs frequently in the Summer months in the area. Swimming has not been observed commonly. Lease activities will not interfere with these existing uses.

B. Are there private docks, moorings, or other access points within 1,000 feet of the proposed lease? If yes, please include approximate distance from the proposed lease.

There are 7 moorings and 6 private docks in the area, they range from 200 - 800 feet in distance from the lease boundaries.

C. Are there public beaches, parks, docking facilities or federally, state, or municipally conserved lands within 1,000 feet of the proposed lease site? If yes, please describe and include approximate distances from proposed lease.

No.

D. Are there any Limited Purpose Aquaculture (LPA) licenses or aquaculture leases within 1,000 feet of your proposed lease site? If yes, please list their acronyms below.

Current and pending aquaculture leases and active LPA licenses may be found here:
<https://www.maine.gov/dmr/aquaculture/leases/index.html>

Yes:
JSPI123, JSPI223, DAMGL2, DAMGL3, DAMGL4, DAMEL3, DAM HI6

13. RIPARIAN LANDOWNERS AND SITE ACCESS

A. If your lease is within 1,000ft of shorefront land (**which extends to mean low water or 1,650 ft. from shore, whichever is less, according to NOAA charts**), the following supporting documents are required:

1. A labeled copy of a tax map(s) depicting the location of the proposed lease site and including the following elements:
 - Label the map “Tax Map: Town of (name of town).”
 - Legible scale
 - Tax lot numbers clearly displayed
 - The boundaries of the proposed lease
2. Please use the Riparian Landowner List (included on the next page) to list the name and address of every shorefront landowner within 1,000ft of the proposed lease site. Have the tax collector or clerk of the municipality certify the list. Refer to the riparian determination guidance document to ensure all riparian landowners are included:
<https://www.maine.gov/dmr/aquaculture/forms/documents/RiparianDetermination.pdf>

Note: When the application and riparian list are both ready to be submitted, you may choose to email a copy of the riparian list and proposed lease coordinates to DMRAquaculture@maine.gov for staff to verify that all required parcels are included on the list *before* having it certified by the municipality. DMR will not verify a riparian list multiple times, so please ensure there will be no additional changes to the application before emailing the riparian list for verification.

3. If any portion of the site is intertidal, you need to complete the steps outlined in the section titled: “Landowner/Municipal Permission Requirements”.

B. Will your access to the lease area be across riparian land?

☐ Yes ☒ No

Note: If you selected yes, you will need to complete the landowner permission requirements included in “Landowner/Municipal Permission Requirements” of this application.

C. How will you access the proposed site?

By boat launched from the Damariscotta town landing.

D. How will your proposed activities affect riparian ingress and egress?

No effects expected.

Property Map
Town of Newcastle
 Lincoln County, Maine
 July 22, 2020

Legend

- Parcel Line
- Right of Way
- RR Right of Way
- Boundary Stream
- Townline
- Discontinued Road
- Other
- Private Right of Way
- Lakes, Ponds and Rivers
- Non-forested Wetlands
- Adjacent Maps
- 5** Adjacent Map Number

Land Use Zoning Districts

- C** Commercial
- LI** Light Industrial
- R1** Route 1
- R** Rural
- DA** District A
- DB** District B
- DD** District D
- VB** Village Business
- VC** Village Center
- VR** Village Residential

Proposed lease site boundaries.

DAMARISCOTTA

Damariscotta River

BRISTOL

DISCLAIMER: This map is intended for property tax assessment purposes only. The information contained on this map is based upon recorded deeds, plans, and other public sources. These primary sources should be consulted to verify the information contained on this map. Due to conflicts, errors, and omissions in the primary sources, the tax map should be considered to be a representation of the assessor's judgment, based upon the available evidence. Tax maps are not legal evidence of size, shape, location, or ownership of real estate, roads, or municipal boundaries.

THE TOWN OF NEWCASTLE ASSUMES NO LIABILITY RELATED TO THE USE OF THIS MAP. THIS MAP IS NOT A SURVEY.



1 inch = 500 feet



Northern Geomatics, Inc.

613 Box 107, Westbrook, ME 04092

info@northerngeo.com
 www.northerngeo.com

RIPARIAN LANDOWNER LIST

****THIS LIST MUST BE CERTIFIED****

On this list, please show the current landowners' names and mailing addresses as listed in the municipal tax records for all riparian shorefront parcels within 1,000 feet of the proposed lease site along with the map and lot number for each parcel. **It is the applicant's responsibility to assemble the information for the Town Clerk to certify.** The Town Clerk only certifies that the information is correct according to the Town's records. Once you have completed the form, ask the Town Clerk to complete the certification section below. If the parcels are within more than one municipality, provide a separate, certified riparian list for each municipality.

TOWN OF: Newcastle

MAP #	LOT #	Landowner name(s) and address(es)
Map: 003	Lot: 41-1	HEIMSATH-RHODES, GISELA PO BOX 143 NEWCASTLE ME 04553
Map: 003	Lot: 43C	GLUECK, CHARLES G. JR 81 CENTRAL STREET NORWELL MA 02061
Map: 003	Lot: 43	GLUECK, CHARLES G. JR 81 CENTRAL STREET NORWELL MA 02061
Map: 003	Lot: 43A	GLUECK, PETER J GLUECK, SUSAN W PO BOX 291 NEWCASTLE ME 04553
Map: 003	Lot: 43B	GLUECK, PETER J GLUECK, CHARLES G. JR PO BOX 291 NEWCASTLE ME 04553
Map: 003	Lot: 46	GLUECK, CHARLES G. JR GLUECK, PETER J 81 CENTRAL STREET NORWELL MA 02061

Please use additional sheets if necessary and attach hereto.

CERTIFICATION

I, Cheryl A. Clifford ^{Deputy} Town Clerk for the Town of Newcastle certify that the names and addresses of the property owners listed above as well as the map and lot numbers, are those listed in the records of this municipality and are current as of this date.

SIGNED:

Cheryl A. Clifford

DATE:

3-14-2024

RIPARIAN LANDOWNER LIST

****THIS LIST MUST BE CERTIFIED****

On this list, please show the current landowners' names and mailing addresses as listed in the municipal tax records for all riparian shorefront parcels within 1,000 feet of the proposed lease site along with the map and lot number for each parcel. **It is the applicant's responsibility to assemble the information for the Town Clerk to certify.** The Town Clerk only certifies that the information is correct according to the Town's records. Once you have completed the form, ask the Town Clerk to complete the certification section below. If the parcels are within more than one municipality, provide a separate, certified riparian list for each municipality.

TOWN OF: Newcastle (Page 2)

MAP #	LOT #	Landowner name(s) and address(es)
Map: 003	Lot: 47	BARBERA, SUSAN; TRUSTEE JOHNSON, DAVID S.; TRUSTEE 10 CHERRY LANE NEWCASTLE ME 04553
Map: 005	Lot: 2	ALLAN, JOSHUA E ALLAN, KRISTEN D 238 RIVER RD NEWCASTLE, ME 04553
Map: 005	Lot: 5	VAUGHAN, WILLIAM J. JR. & MARY C.; TRUSTEES VAUGHAN MAINE REAL ESTATE TRUST 30 SCHRAFT RD NEWCASTLE ME 04553
Map: 005	Lot: 6	CAMP BIG MA, LLC 30 SCHRAFT RD NEWCASTLE ME 04553 3855
Map: 005	Lot: 6A	HALE, NATHAN 175 WEST 13TH ST, APT 6D NEW YORK NY 10011 7806

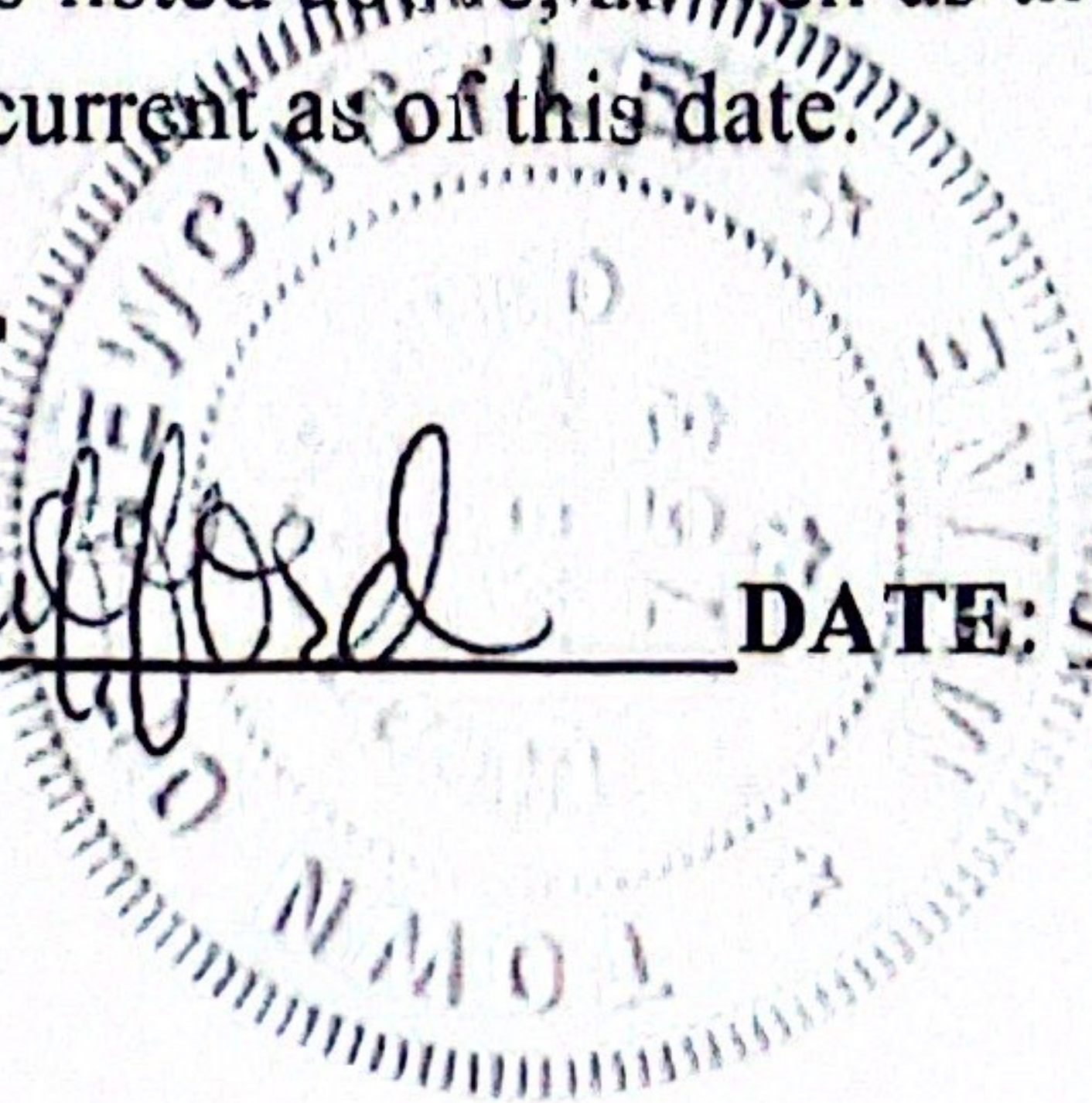
Please use additional sheets if necessary and attach hereto.

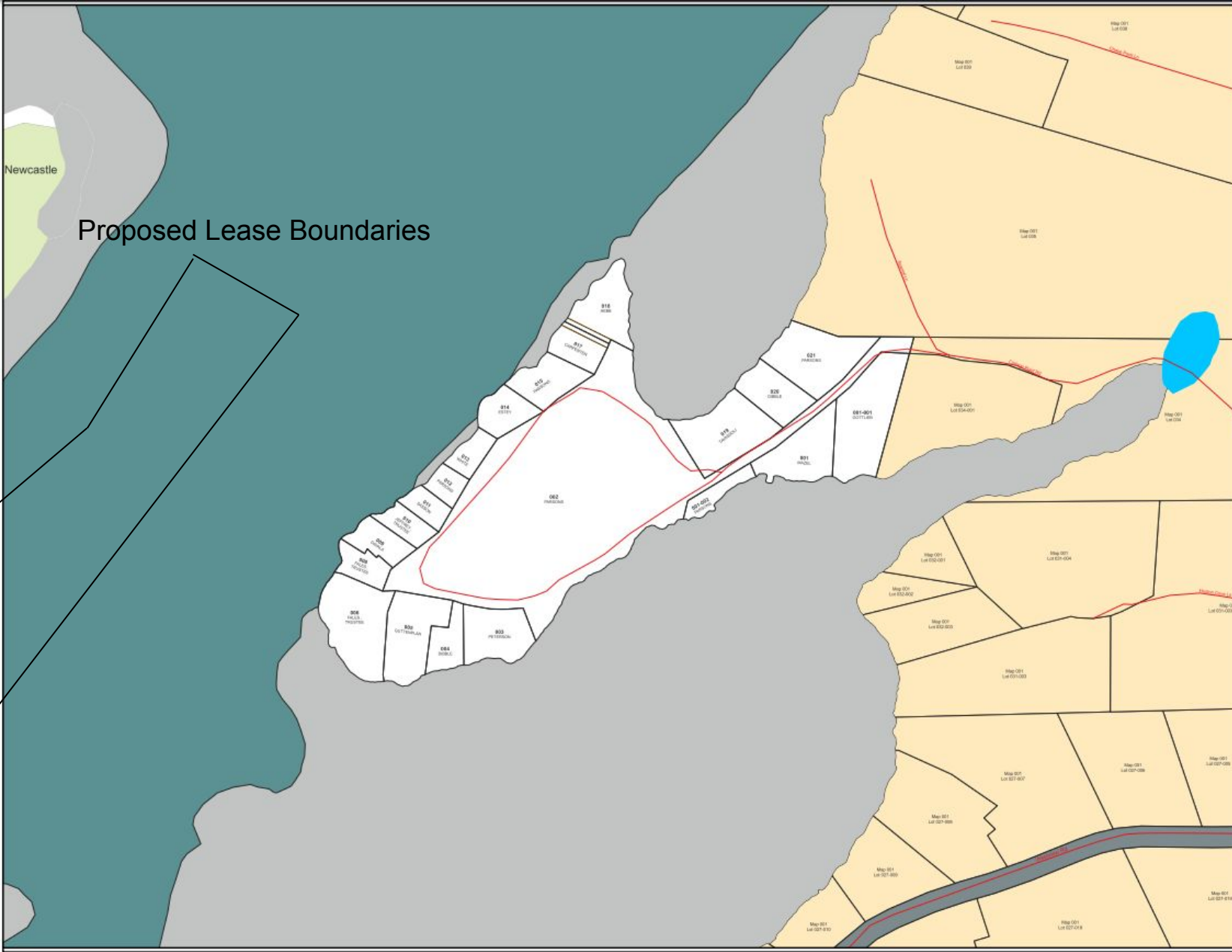
CERTIFICATION

I, Cheryl A. Clifford, Town Clerk for the Town of Newcastle certify that the names and addresses of the property owners listed above, as well as the map and lot numbers, are those listed in the records of this municipality and are current as of this date.

SIGNED: Cheryl A. Clifford

DATE: 3-14-2024





Property Map Damariscotta Maine



0 100 200

Scale:
1" = 100 ft.

Legend

- Powerline
- Sub-parcel lines
- Easements
- NG911 Roads
- Secondary
- Local
- Private
- Paper Street
- Streams
- Wetlands
- Forested Wetlands
- Ponds
- Road ROW
- Tidal
- Tidal Flats
- Cemeteries
- Parcels shown on this Tax Map
- Parcels shown on other Tax Maps

Source Documentation

Damariscotta Property Maps by Dennis W. Small Co. and updated through 2020 by Maine Coast Surveying.

Digital Property Maps prepared by Maine Coast Surveying in 2020 and updated through 2020.

Digital Property Maps updated by Maine Coast Surveying & Photogrammetry 2017 to 2020.

Digital Property Maps updated by Radnick & Crank, Inc. (R&C) 1981 to 2020.

Maine Office of Geographic Information Systems digital data source include:

High-resolution digital orthophotographs produced from aerial photos collected in the Spring of 2017 and 2018.

Road Type: National Road Inventory 1:1 scale vectorized and road name data last updated August 5, 2023.

Streams: Alaska single line streams of Maine from 1922 to 1940, 1:24,000 scale quadrangles.

Wetlands (WMA) contains USFWS National Wetland Inventory polygon data for Maine at 1:24,000 scale.

The tidal shore was derived from one foot contour derived from 1982-1983 LIDAR data courtesy of the USGS and the Maine Office of GIS.

This version is based only on public, deeds and other data supplied by the Town of Damariscotta.

Owner's names may be abbreviated, simplified, or omitted in some areas. See Damariscotta Tax Records for complete names.

The dimensions and areas if shown were derived from this map for assessment purposes only. They may be different from previous tax maps, deeds, or surveys.

For Assessment Purposes Only
Not a Boundary Survey
Not To Be Used For
Conveyances

Prepared by:
Radnick & Crank, Inc.
P.O. Box 101
147 Elm Hill Road
Walden, ME 04077

Revisions started October 10, 2020
based on Ownership on April 1, 2020

Map 012

RIPARIAN LANDOWNER LIST

****THIS LIST MUST BE CERTIFIED****

On this list, please show the current landowners' names and mailing addresses as listed in the municipal tax records for all riparian shorefront parcels within 1,000 feet of the proposed lease site along with the map and lot number for each parcel. **It is the applicant's responsibility to assemble the information for the Town Clerk to certify.** The Town Clerk only certifies that the information is correct according to the Town's records. Once you have completed the form, ask the Town Clerk to complete the certification section below. If the parcels are within more than one municipality, provide a separate, certified riparian list for each municipality.

TOWN OF: Damariscotta

MAP #	LOT #	Landowner name(s) and address(es)
Map: 012	Lot: 021	PARSONS, REBECCA DAMARISCOTTA ME 04543 P.O. BOX 492
Map: 012	Lot: 020	DIBBLE, ANN W, 28 COUNCIL ST, CHARLESTON, SC 29401
Map: 012	Lot: 019	TAVASSOLI, NADER THOMAS PO BOX 457, DAMARISCOTTA, ME 04543
Map: 012	Lot: 002	PARSONS, REBECCA NEIL L, NEIL L., JR. P.O. BOX 492 DAMARISCOTTA ME 04543 0472
Map: 012	Lot: 018	HEBB, SARAH H & GEORGE S HEBB JR, TRUSTEES HEBB MAINE REALTY TRUST u/d/t 12/23/91 10 GORHAM ROAD #2 MEDFORD MA 02155
Map: 012	Lot: 017	CARPENTER, SARAH HEBB, TRUSTEE HEBB MAINE REALTY TRUST 10 GORHAM ROAD #2 MEDFORD MA 02155

CERTIFICATION

I, Tara Oliver, ^{Deputy} Town Clerk for the Town of Damariscotta certify that the names and addresses of the property owners listed above, as well as the map and lot numbers, are those listed in the records of this municipality and are current as of this date.

SIGNED: Tara Oliver DATE: 3/14/2024

RIPARIAN LANDOWNER LIST

THIS LIST MUST BE CERTIFIED

On this list, please show the current landowners' names and mailing addresses as listed in the municipal tax records for all riparian shorefront parcels within 1,000 feet of the proposed lease site along with the map and lot number for each parcel. **It is the applicant's responsibility to assemble the information for the Town Clerk to certify.** The Town Clerk only certifies that the information is correct according to the Town's records. Once you have completed the form, ask the Town Clerk to complete the certification section below. If the parcels are within more than one municipality, provide a separate, certified riparian list for each municipality.

TOWN OF: Damariscotta (Page 2)

MAP #	LOT #	Landowner name(s) and address(es)
Map: 012	Lot: 015	PARSONS, REBECCA DAMARISCOTTA ME 04543 P.O. BOX 492
Map: 012	Lot: 014	ESTEY, TERRANCE C, ESTEY, VALERIE W PO BOX 732 DAMARISCOTTA ME 04543
Map: 012	Lot: 013	WHITE, EDWARD R WHITE, DARIA C P.O. BOX 783 DAMARISCOTTA ME 04543 0783
Map: 012	Lot: 012	PARSONS, REBECCA NEIL L, NEIL L., JR. P.O. BOX 492 DAMARISCOTTA ME 04543
Map: 012	Lot: 011	SASSON, JACQUES PIERRE 228 WOLCOTT ROAD CHESTNUT HILL MA 02467
Map: 012	Lot: 010	BRUCE R. JEFFREY 2018 REVOCABLE TRUST U/I/D MARCH 19, 2018 24 Front Street #1 Marblehead MA 01945

Please use additional sheets if necessary and attach hereto.

CERTIFICATION

I, Tara Oliver, ^{Deputy Clerk} Town Clerk for the Town of Damariscotta certify that the names and addresses of the property owners listed above, as well as the map and lot numbers, are those listed in the records of this municipality and are current as of this date.

SIGNED: Tara Oliver DATE: 3/14/2024

RIPARIAN LANDOWNER LIST

****THIS LIST MUST BE CERTIFIED****

On this list, please show the current landowners' names and mailing addresses as listed in the municipal tax records for all riparian shorefront parcels within 1,000 feet of the proposed lease site along with the map and lot number for each parcel. **It is the applicant's responsibility to assemble the information for the Town Clerk to certify.** The Town Clerk only certifies that the information is correct according to the Town's records. Once you have completed the form, ask the Town Clerk to complete the certification section below. If the parcels are within more than one municipality, provide a separate, certified riparian list for each municipality.

TOWN OF: Damariscotta (Page 3)

MAP #	LOT #	Landowner name(s) and address(es)
Map: 012	Lot: 009	DAVALA, PENELOPE L DAVALA, BERNARD(JT) P.O. BOX 308 DAMARISCOTTA ME 04543
Map: 012	Lot: 008	FALES, R.E. & P.P., TRUSTEES FALES LIVING TRUSTS 22 RIVER RD, RM 30, NEWCASTLE, ME 04553
Map: 012	Lot: 006	FALES, R.E. & P.P., TRUSTEES FALES LIVING TRUSTS 22 RIVER RD, RM 30, NEWCASTLE, ME 04553
Map: 012	Lot: 005	GUTTENPLAN, STEVEN D GUTTENPLAN, KAREN A 2246 HARBOR VIEW DRIVE DUNEDIN FL 34698
Map: 012	Lot: 004	DIBBLE, ANN W 28 COUNCIL ST CHARLESTON SC 29401
Map: 012	Lot: 003	PETERSON, MARYANN DAMARISCOTTA ME 04543 0002 P.O. BOX 1406

Please use additional sheets if necessary and attach hereto.

CERTIFICATION

I, Tara Oliver, ^{Deputy} Town Clerk for the Town of Damariscotta certify that the names and addresses of the property owners listed above, as well as the map and lot numbers, are those listed in the records of this municipality and are current as of this date.

SIGNED: Tara Oliver DATE: 3/14/2024

RIPARIAN LANDOWNER LIST

****THIS LIST MUST BE CERTIFIED****

On this list, please show the current landowners' names and mailing addresses as listed in the municipal tax records for all riparian shorefront parcels within 1,000 feet of the proposed lease site along with the map and lot number for each parcel. **It is the applicant's responsibility to assemble the information for the Town Clerk to certify.** The Town Clerk only certifies that the information is correct according to the Town's records. Once you have completed the form, ask the Town Clerk to complete the certification section below. If the parcels are within more than one municipality, provide a separate, certified riparian list for each municipality.

TOWN OF: Damariscotta (Page 4)

MAP #	LOT #	Landowner name(s) and address(es)
Map: 012	Lot: 001-002	PARSONS, NEIL L JR DAMARISCOTTA ME 04543 0762 P.O. BOX 762
Map: 012	Lot: 001	MAZEL, CHARLES H MAZEL, ELLEN C 34 DUNEIM RD BEDFORD MA 01730
Map: 012	Lot: 001-001	GOTTLIEB, DANIEL & BERRY, HEIDI, TRUSTEES BERRY-GOTTLIEB FAMILY TRUST 25 SUFFOLK RD SUDBURY MA 01776
Map: 001	Lot: 034-001	PARSONS, NEIL L JR P.O. BOX 762 DAMARISCOTTA ME 04543
Map: 001	Lot: 035	SPARRELL, ELIZABETH O C/O SPARRELL, ELIZABETH O. P.O. BOX 718 DAMARISCOTTA
Map: 001	Lot: 039	FOWLE, JANET PO BOX 395 DAMARISCOTTA ME 04543
Map: 001	Lot 074	PARSONS-NELSON LLC, DAMARISCOTTA ME 04543 P.O. BOX 762

CERTIFICATION

I, Tara Oliver, ^{Deputy} Town Clerk for the Town of Damariscotta certify that the names and addresses of the property owners listed above, as well as the map and lot numbers, are those listed in the records of this municipality and are current as of this date.

SIGNED: Tara Oliver DATE: 3/14/2024

14. TECHNICAL CAPABILITY

Provide information regarding professional expertise. Attaching resume or documentation of practical experience necessary to accomplish the proposed project would satisfy this requirement.

The lease applicant has been working in the aquaculture industry for the past 8 years in a variety of capacities. He also holds a commercial harvester's license, a diver scallop license, is a licensed captain and is a commercial diver who conducts contract maintenance and harvesting for a number of farms on the Damariscotta River and in the surrounding area.

15. FINANCIAL CAPABILITY

A. Financial Capability

Please provide a letter from a financial institution indicating the applicant has an account in good standing.

Note: Any financial information you submit with your application is part of the public record. Please exercise discretion when submitting financial information.

Attached.
Page 30.

B. Cost Estimates

Please provide cost estimates of the proposed aquaculture activities.

Startup costs will include adequate gear to mark the site, oyster seed and equipment necessary to begin working the site, these initial costs are estimated to be roughly \$15,000-\$20,000.

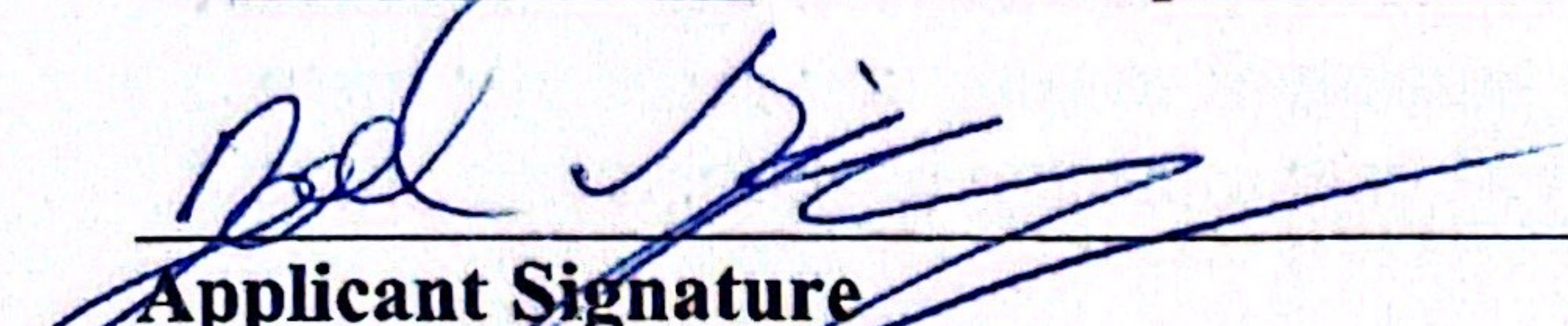
16. ESCROW ACCOUNT OR PERFORMANCE BOND

Check the category that describes your operation:

Check Here	Lease Category	Amount of Required Escrow or Performance Bond
☒	No gear/structure, no discharge	\$500.00
☐	No gear/structure, discharge	\$500.00
☐	≤ 400 square feet of gear/structure, no discharge	\$1,500.00
☐	>400 square feet of gear/structure, no discharge	\$5,000.00*
☐	Gear/Structure, discharge	\$25,000.00

*DMR may increase the bond/escrow requirements for leases with more than 2,000 square feet of structure.

I, (printed name of applicant) Joel Spinner have read DMR Aquaculture Regulations Chapter 2.64(10) (D) and if this proposed lease is granted by DMR, I will either open an escrow account or obtain a performance bond, in the amount determined by the lease category.


Applicant Signature
Note: Add title if signing on behalf of a corporate applicant.

3/14/24
Date

ADDITIONAL APPLICANTS: Each applicant must sign this section indicating that they will open an escrow account or obtain a performance bond. Use the space below for additional persons listed on the application. You may attach additional pages, if necessary.

I, (printed name of applicant) _____ have read DMR Aquaculture Regulations Chapter 2.64(10) (D) and if this proposed lease is granted by DMR, I will either open an escrow account or obtain a performance bond, in the amount determined by the lease category.

Applicant Signature
Note: Add title if signing on behalf of a corporate applicant.

Date

17. APPLICANT SIGNATURE PAGE

I hereby state that the information included in this application is true and correct. I have also read and understand the requirements of the Department's rules governing aquaculture and the application instructions pertaining to the standard lease process.

Printed name: Joel Spinney

Title (if corporate applicant): _____

Signature: [Signature] Date: 3/14/24

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

Note:

- All applicants must sign and date this page. Please use the space below, if additional signatures are required.
- Corporate applicants, please be sure to include the title(s) (i.e. President, Treasurer, etc.) of the individual(s) signing on the company's behalf.

Additional Applicant:

Printed name: _____

Title (if corporate applicant): _____

Signature: _____ Date: _____

18. LANDOWNER/MUNCIPAL PERMISSION REQUIREMENTS (if applicable)

Directions: If any portion of the site is intertidal, you need to complete the steps outlined below.

Step I: Obtain written permission from all intertidal landowners.

Pursuant to DMR Regulations Chapter 2.10(3)(G) the Department requires *written permission of every owner of intertidal land in, on, or over which the activity will occur*. It is your responsibility to obtain written permission and include it with your application materials. Please note that the Department does not provide forms for landowner permission.

Step II: Determine if the municipality where your site is located has a shellfish conservation program.

Pursuant to 12 MRSA §6072(3) *In any municipality with a shellfish conservation program under section 6671, the Commissioner may not lease areas in the **intertidal zone** within the municipality without the consent of the municipal officers.*

If the municipality where the proposed lease site is located has a shellfish conservation program, it is your responsibility to obtain consent for the proposed lease site from the municipal officers (i.e. the selectmen or councilors of the town, or the mayor and aldermen or councilors of a city.) Consent means a majority vote of the municipal officers as recorded in a public meeting.

It is your responsibility to contact the municipality and determine if they have a shellfish conservation program. Best practices would include discussing your plans with shellfish committee members, but only the consent of municipal officers is required.

Does the municipality, where the proposed site is located, have a shellfish conservation program? ☐ Yes ☒ No

If you answered yes, please attach documentation from a public meeting demonstrating that a majority of municipal officers have consented to your proposal.



March 13, 2024

Camden National Bank
435 Main St.
Damariscotta, ME 04543

RE: Joel Spinney

To Whom it May Concern,

Joel Spinney has been a customer of Camden National Bank since 2018 and all his accounts have remained in good standing.

Please call with any further questions.

Sincerely,

Cerina Leeman, AVP
Banking Center Manager II
435 Main Street
Damariscotta, ME 04543
cleeman@camdennational.bank
207.230.5557