



## Robert Brewer - Northwest of Sellers Rock, Deer Isle

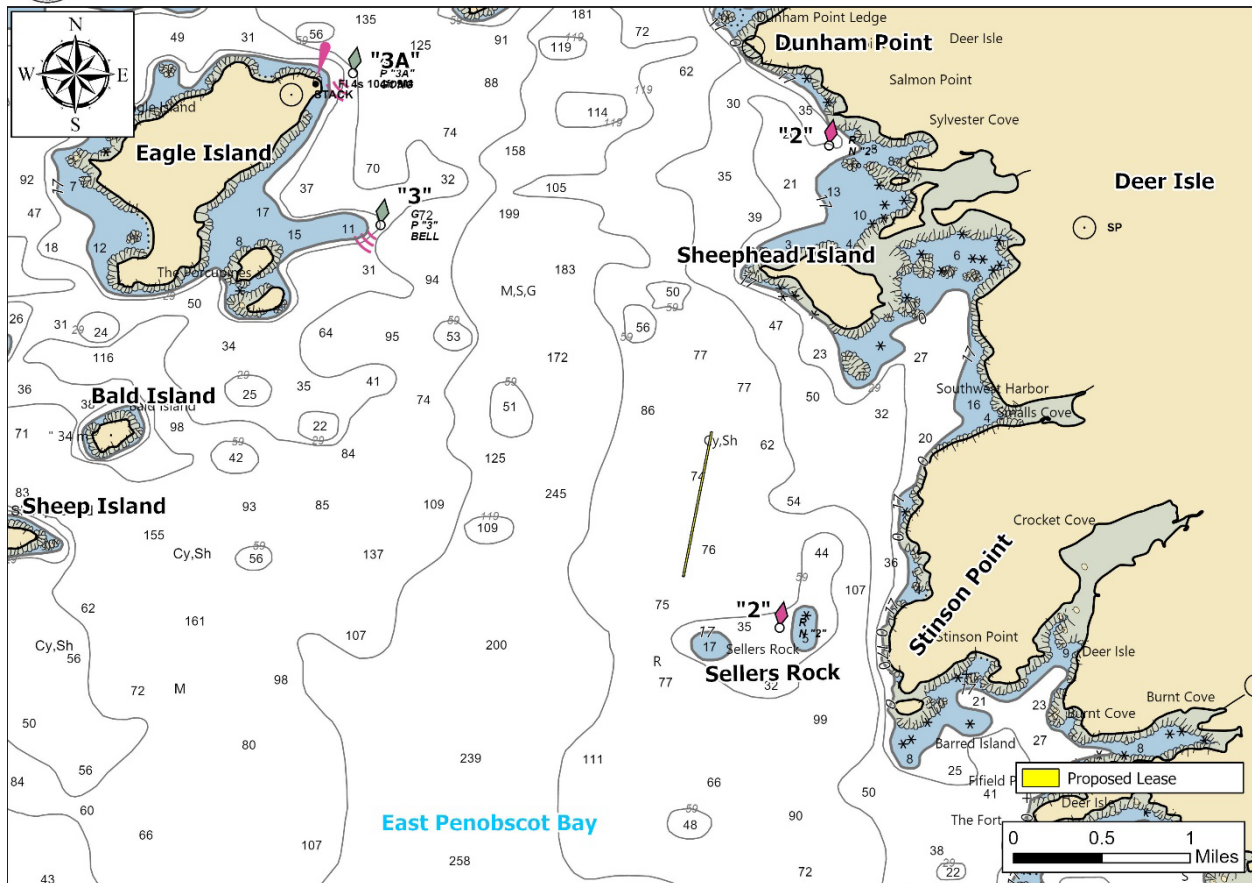


Figure 1. Vicinity map.<sup>1</sup>

**Location:** Northwest of Sellers Rock, East Penobscot Bay, Deer Isle, Hancock County, Maine

**Purpose:** Standard lease for the suspended culture of sugar kelp (*Saccharina latissima*) and Atlantic sea scallops (*Placopecten magellanicus*)

Site Review: Geoffrey Shook and Katie von Hohenleiten

Report Preparation: Katie von Hohenleiten, Geoffrey Shook, and Meryl Grady

<sup>1</sup> Unless otherwise noted, all figures in this report were created in ArcGIS Pro version 3.3 using digitized NOAA Nautical Charts or geo-referenced aerial photographs provided by The Maine Office of GIS.



**Application Overview**

The applicant, Robert Brewer, is requesting a 4.00-acre, 20-year, standard lease northwest of Sellers Rock in eastern Penobscot Bay, Deer Isle for the suspended culture of sugar kelp and Atlantic Sea scallops. The applicant currently operates experimental lease PEN SR2x in the footprint of this proposal (Figure 4).

**General Characteristics**

On August 6, 2025, Department of Marine Resources (DMR) scientists assessed the proposed lease site. DMR scientists arrived on site at approximately 10:13 AM. The proposal is situated along the western shoreline of Deer Isle and is approximately 2,765 feet northwest of Sellers Rock. All the visible coastline from the proposal consisted of rocky shorelines leading to primarily coniferous forested uplands.

**Depth**

DMR scientists began collecting water depths at the proposed site during a falling tide at approximately 10:15 AM (Table 1). Measured depths at corners of the proposed lease site ranged from 83.3 to 90.3 feet. Correcting for tidal variation derives approximate water depths at corners of the proposal at mean low water (MLW, 0.0 feet) to be from 75.3 to 82.3 feet. Approximate depths at mean high water (MHW, 9.9 feet<sup>2</sup>) at corners of the proposal are 85.2 to 92.2 feet (Table 2).

**Table 1.** Predicted tidal heights in Oceanville, Deer Isle, Maine.<sup>3</sup>

Date	Time	Height (ft)
2025/08/06	3:28 AM	0.6 L
2025/08/06	9:41 AM	8.2 H
2025/08/06	3:29 PM	1.4 L
2025/08/06	9:44 PM	9.78 H

**Table 2.** Collected and derived depths at corners of the proposed lease area.

Corner	Measured Depth (ft)	MLW Depth (ft)	MHW Depth (ft)
NW	90.1	82.1	92.0
NE	90.3	82.3	92.2
SE	83.8	75.8	85.7
SW	83.3	75.3	85.2

<sup>2</sup> MHW in Oceanville is 9.9 feet, NOAA Tide Station 8414249

<sup>3</sup> <https://tidesandcurrents.noaa.gov/stationhome.html?id=8414249>



**Bottom Characteristics**

DMR scientists observed the bottom characteristics of the proposed lease site via a remotely operated vehicle (ROV). Bottom characteristics were categorized using the Coastal and Marine Ecological Classification Standard (CMECS), a national standard for describing features of the marine environment (Table 3). Sediment information was determined based on visual analysis of the video. The bottom of the proposed lease site is composed of mud.

**Table 3.** Bottom characteristics of the proposed site.

Substrate Origin	Substrate Class	Substrate Subclass	Substrate Group
Geologic Substrate	Unconsolidated Mineral Substrate	Fine Unconsolidated Substrate	Mud

**Position and Distances to Shore**

The measuring tool in ArcGIS Pro 3.3 was used to verify the distances and bearings between proposed lease corners. Distances to shore were determined using the measuring tool in ArcGIS Pro 3.3, a nautical chart provided by the National Oceanic and Atmospheric Administration (NOAA), and the application coordinates (Table 4, Figures 2,3).

**Application Coordinates (WGS84) – 4.00 Acres**

Corner	Latitude	Longitude	
NW	44.189284°	-68.735439°	then 40 feet at 099° True to
NE	44.189269°	-68.735287°	then 4,360 feet at 188° True to
SE	44.177426°	-68.737601°	then 40 feet at 292° True to
SW	44.177452°	-68.737749°	then 4,356 feet at 008° True to NW

**Table 4.** Approximate distances from proposed lease corners to surrounding features (Figure 2).

Feature	Distance
NW corner to green navigational buoy “3”	~9,363 feet to the northwest
NW corner to westernmost point of Sheephead Island at MLW	~4,755 feet to the northeast
NE corner to southernmost point of Sheephead Island at MLW	~3,985 feet to the northeast
NE corner to Deer Isle shoreline at MLW	~4,602 feet to the east
SE corner to Deer Isle shoreline at MLW	~4,610 feet to the east
SE corner to southern <sup>4</sup> red navigational buoy “2”	~2,563 feet to the southeast
SE corner to Sellers Rock	~2,753 feet to the southeast
SW corner to Bald Island shoreline at MLW	~12,404 feet to the northwest

<sup>4</sup> Due to the proximity of multiple marked navigational channels in the vicinity of the proposal, there is more than one red navigational buoy designated as “2”. This measurement is to buoy “2” on the southwestern shore of Deer Isle, marking Sellers Rock.



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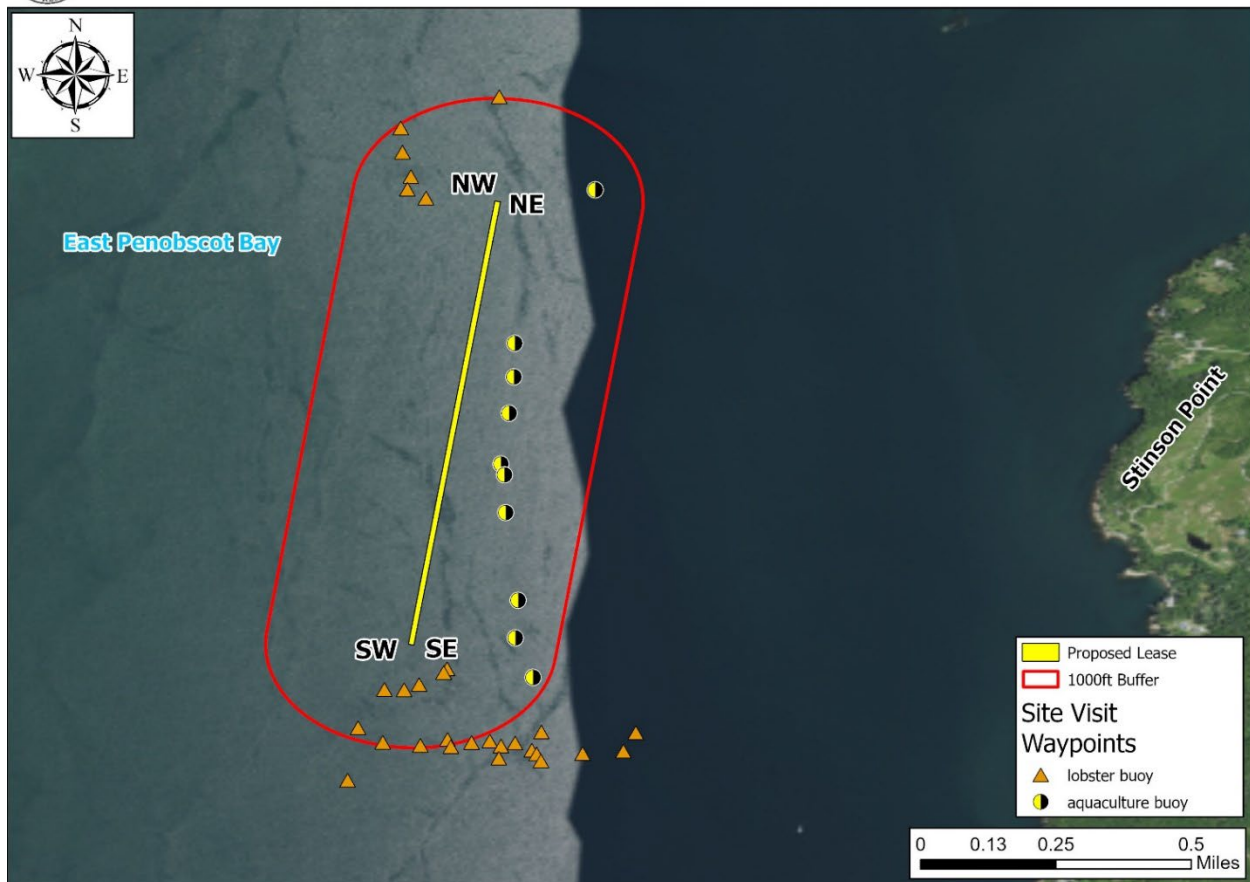


Figure 2. Proposed lease area with site visit observations.

***Pursuant to statute and regulation, aquaculture leases are evaluated in consideration of applicable decision criteria. The site report documents MDMR’s observations of the area and other information, in consideration of those criteria, as noted below:***

**(1) Riparian Ingress and Egress**

During the site visit, DMR scientists did not observe any riparian property within the vicinity of the proposal (Figure 2). Though Deer Isle is a populated Island, the proposal is located approximately 4,602 feet west of the Island at MLW.

A Harbormaster Questionnaire was sent to the Town of Deer Isle. DMR did not receive a response.



**(2) Navigation**

The proposal is located approximately 4,602 feet to the west of Deer Isle at MLW, and 2,753 feet northwest of Sellers Rock. The proposal is entirely within the north/south navigational throughway as measured from the southern red navigational buoy "2" and the western point of Sheephead Island. There is approximately 12,404 feet of navigable deep water to the west of the proposal as measured from the Bald Island shoreline at MLW (Figure 3). The southern 2,142 feet of the proposal is also within the marked east/west navigational channel as measured from the southern red navigational buoy "2" to red navigational buoy "4", which is located approximately 15,915 feet northwest of the proposal. There is approximately 3,985 feet of navigable water from the northern border of the proposal to the southern shore of Sheephead Island at MLW.

During the site visit, DMR scientists observed ten powerboats and three sailboats transiting in the channel to the west of the proposal. One lobster boat and three sailboats were observed to transit through, or very near, the proposal. Two of the observed sailboats under sail had to alter their course to avoid aquaculture buoys from existing experimental leases PEN SRx and PEN SR2x (Figure 4).

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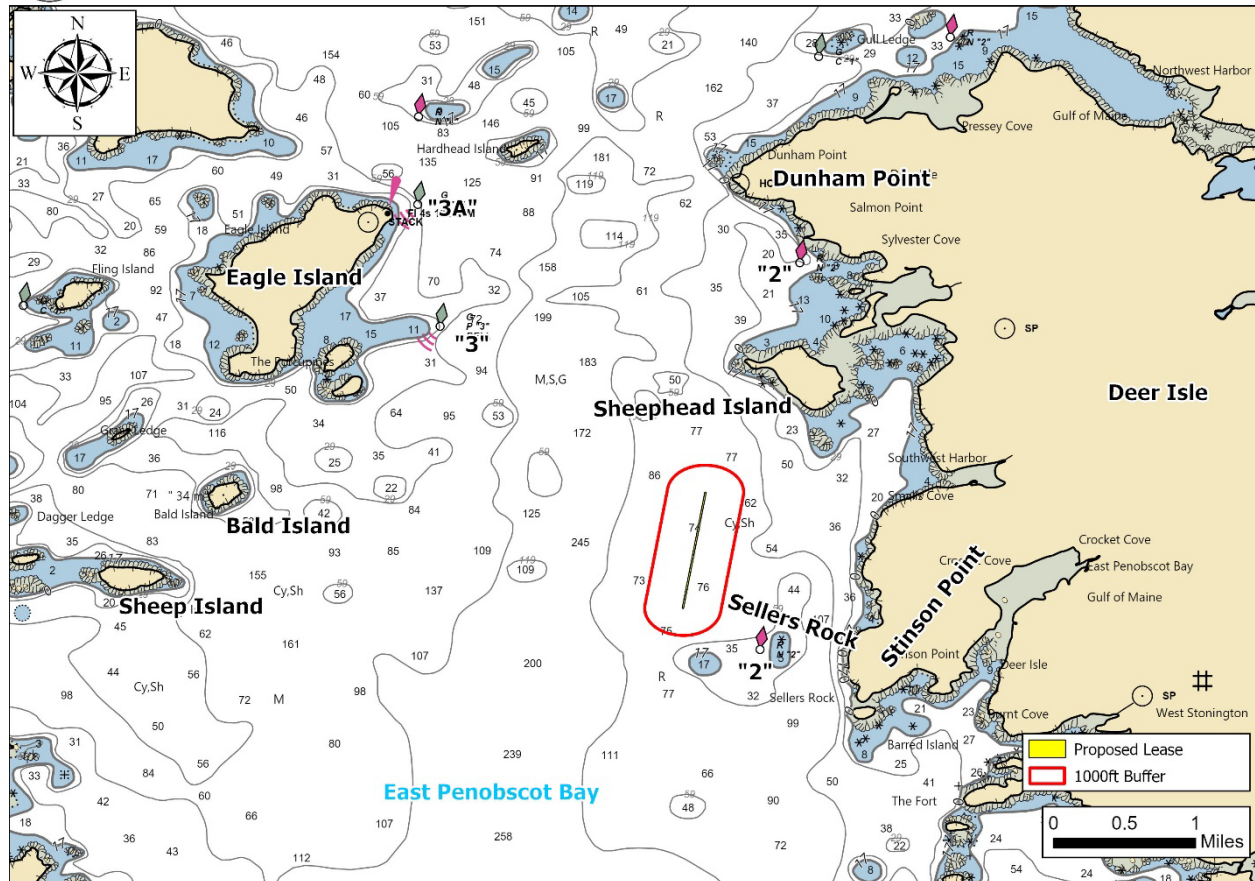


Figure 3. Navigational channels in the vicinity of the proposed lease area.



**(3) Fishing and Other Uses**

During DMR's site visit, scientists observed four lobster boats were observed actively engaged in lobstering activities in the general vicinity of the proposal. Seven lobster boats were observed transiting in the area surrounding the proposal.

During DMR's site visit, 29 lobster buoys were observed within the vicinity of the proposed lease. The closest lobster buoy was observed approximately 321 feet southeast of the proposal (Figure 2).

**(4) Other Aquaculture Uses**

The applicant currently operates experimental lease PEN SR2x within the footprint of this proposal. This standard lease proposal is intended to replace PEN SR2x. There is an existing experimental lease, PEN SRx, approximately 790 feet to the east of this proposal held by Marsden Brewer (Figure 4). Marsden Brewer also has a pending standard lease application that was deemed complete on October 1, 2024 approximately 560 feet east of this proposal. There are no Limited Purpose Aquaculture (LPA) licenses within 1,000 feet of the proposal.

During the site visit, DMR scientists observed 10 aquaculture buoys within the vicinity of the proposal (Figure 2).



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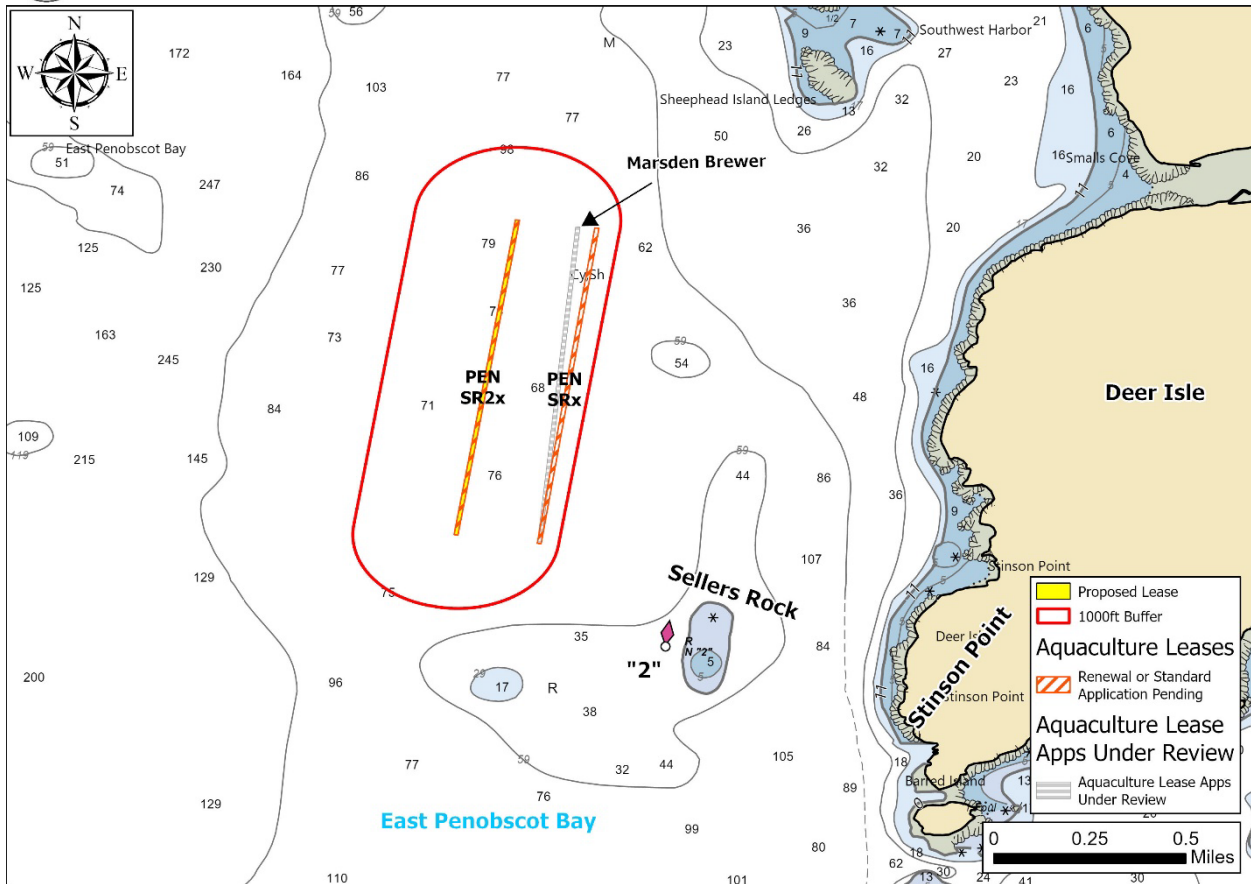


Figure 4. Aquaculture leases and lease applications under review in the vicinity of the proposed lease area.

(5) Existing System Support

Epibenthic Flora and Fauna

On August 6, 2025, DMR scientists utilized an ROV to assess the epibenthic ecology of the proposed lease. The relative abundance of epibenthic flora and fauna observed in the video footage is described below in Table 5.

Table 5. Species observed using underwater camera footage.

Species Observed	Abundance
Mysid shrimp ( <i>Mysis sp.</i> )	Abundant
Sand shrimp ( <i>Crangon septemspinosa</i> )	Common
Crab ( <i>Cancer sp.</i> )	Rare



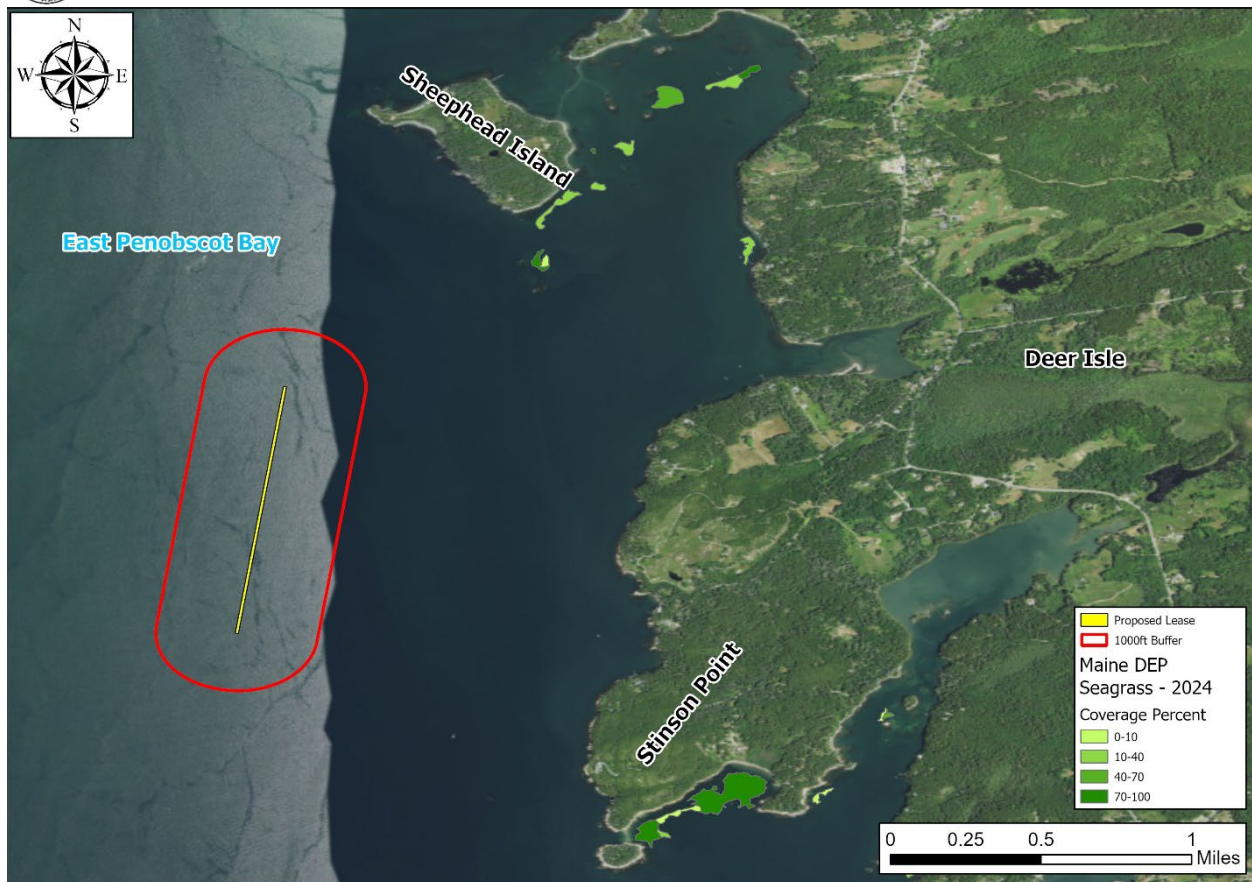
**Eelgrass (*Zostera marina*)**

Records of seagrass collected by the Maine Department of Environmental Protection (DEP) in 2024 indicate no mapped eelgrass presence in the vicinity of the proposal (Figure 5).<sup>5</sup> The closest mapped eelgrass is approximately 3,759 feet northeast of the proposal by the southern shore Sheephead Island.

During the site visit, eelgrass was observed unattached, floating on the surface of the water in the vicinity of the proposal. No eelgrass was observed on underwater video footage within the proposal boundaries.



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**Figure 5.** Mapped eelgrass (*Z. marina*) in the vicinity of the proposed lease area.

<sup>5</sup> Data obtained from The Maine Office of GIS “GISVIEW.MEDEP.Seagrass2024”. Widgeon grass was observed only in tidally restricted water bodies on North Haven and in the upper reaches of the Bagaduce River. Eelgrass was the dominant vascular species in all other locations. This is the most current record of mapped eelgrass within the vicinity of the proposal.



## Maine Department of Marine Resources Site Report

Robert Brewer  
Northwest of Sellers Rock, East Penobscot Bay  
Deer Isle

### Wildlife

During DMR's site visit, scientists observed lion's mane jellyfish (*Cyanea capillata*), moon jellyfish (*Aurelia aurita*), herring gulls (*Larus argentatus*), laughing gulls (*Leucophaeus atricilla*), common tern (*Sterna hirundo*), an ocean sunfish (*Mola mola*), and a razorbill (*Alca torda*) in the vicinity of the proposal.

The Department of Inland Fisheries and Wildlife (IFW) has jurisdiction over inland fisheries and wildlife resources of the state. IFW also has the authority to conserve wildlife populations and their ecosystems through applicable state laws and rules. DMR provides IFW with notice and the opportunity to comment on all complete lease applications. In addition, the Site Report also includes IFW designated and mapped habitat types that are within 1,000 feet of the lease proposal, if applicable.

According to Geographic Information System (GIS) data maintained by IFW and available through the Maine Office of GIS (MEGIS), there are not any mapped habitat types within 1,000 feet of the lease proposal (Figure 6).

Though bald eagles are no longer listed on Maine's Endangered and Threatened Species List, the United States Fish and Wildlife Service (USFWS) may also have jurisdiction over the management and conservation of the species based on applicable law and rule. Data collected by USFWS in 2023 by aerial nest survey shows there is no mapped bald eagle nesting site within 1,000 feet of the proposal (Figure 6).

IFW was provided with the opportunity to comment on this proposal. On January 7, 2025, an Environmental Review Coordinator with IFW responded by email to a "Request for Agency Review and Comment" stating that minimal impacts to wildlife are anticipated for this project.<sup>6</sup>

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<sup>6</sup> Email correspondence between IFW and DMR



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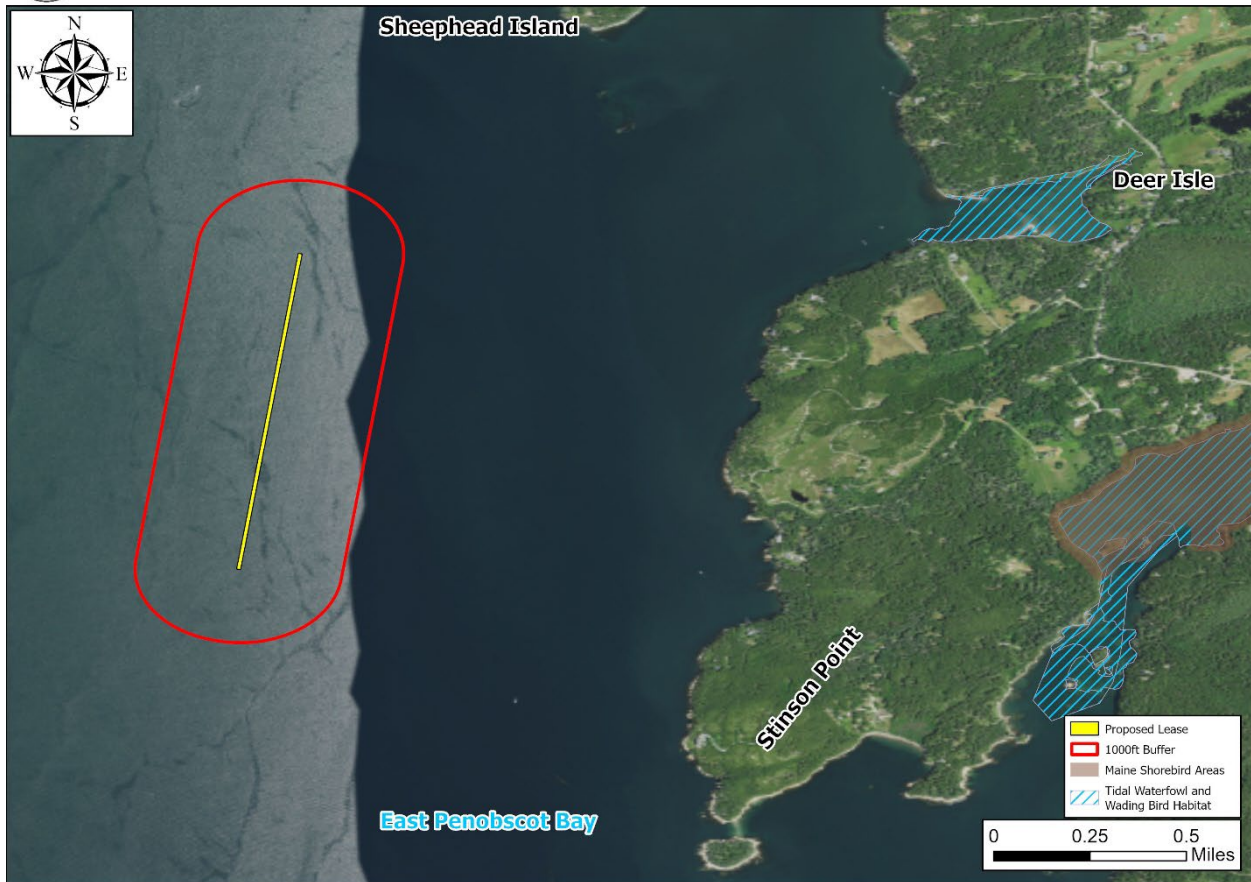


Figure 6. Mapped habitats in the vicinity of the proposed lease area. <sup>7</sup>

<sup>7</sup> Data obtained from USFWS "Bald\_Eagle\_Nests\_-\_Maine\_2023" and IFW "EHRTERN", "EHPLVTRN", "GISVIEW.MEIFW.Twwh", "ShorebirdAreas", and "SNI".

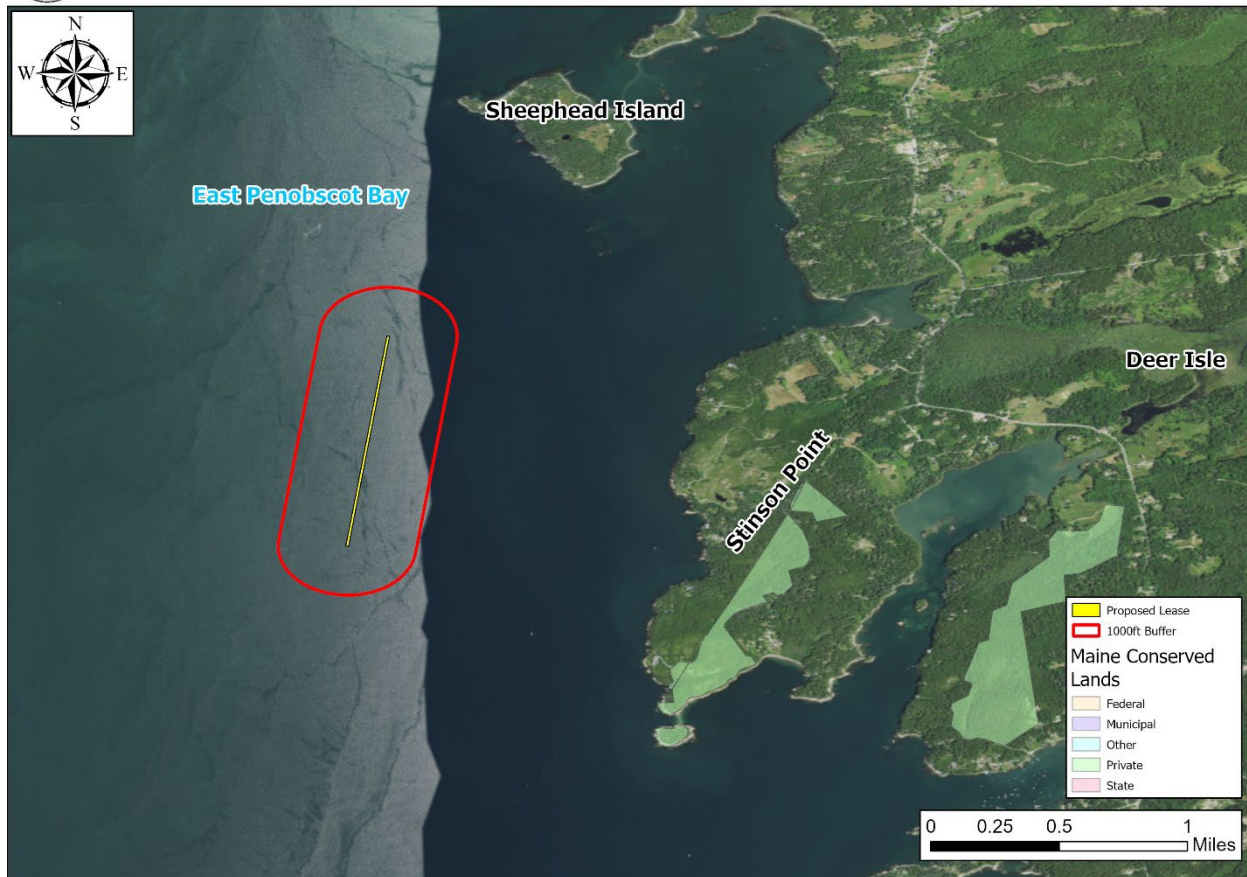


**(6) Interference with Public Facilities**

The proposed lease is not within 1,000 feet of any beach, park, docking facility, or conserved lands owned by federal, state, or municipal governments (Figure 7).



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**Figure 7.** Public facilities near the proposed lease site.<sup>8</sup>

**(7) Growing Area Classification**

The proposed lease is currently located within an area classified as Approved by the DMR Bureau of Public Health and Aquaculture.

<sup>8</sup> Data obtained from The Maine Office of GIS "GISVIEW.MECONSLANDS.Conserved\_Lands"