

## STANDARD LEASE APPLICATION: NON-DISCHARGE

### 1. APPLICANT CONTACT INFORMATION

Applicant	Bailey Point Oyster Company		
Contact Person	Ron Papka		
Address	PO Box 414, 22 Benjamin's Way		
City	St. George		
State, Zip	Maine, 04860		
County	Knox		
Telephone	973-818-6035		
Email	ron.papka@gmail.com		
Type of Application	<input type="checkbox"/> Draft Application <small>[submitted before scoping session]</small>		<input checked="" type="checkbox"/> Final Application <small>[submitted after scoping session]</small>
Dates	Pre-Application Meeting: 8/28/2024	Draft Application Submitted: 8/28/2024	Scoping Session: 1/22/25
Payment Type	Draft Application: <input type="checkbox"/> Check (included) <input type="checkbox"/> Credit Card		Final Application: <input type="checkbox"/> Check (included) <input checked="" type="checkbox"/> 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	Cushing, ME
Waterbody	St. George
General Description (e.g. south of B Island)	Broad Cove
Lease Information	
Total acreage requested (100-acre maximum)	3.93 acres
Lease term requested (20-year maximum)	20 years
Type of culture (check all that apply)	<input checked="" type="checkbox"/> Bottom (no gear) <input checked="" type="checkbox"/> Suspended (gear in the water and/or on the bottom)
Is any portion of the proposed lease site above mean low water?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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):	WU
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](mailto: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> )	Muscongus Bay Aquaculture 24 Seal Ledge Lane, Bremen, ME 04551 (207) 529-4100	1,500,000
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](mailto: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](mailto: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.

**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.).

<b>Specific Gear Type</b> (e.g. soft mesh bag)	<b>Dimensions</b> (e.g. 16"x20"x2")	<b>Time of year gear will be deployed</b> (e.g. Spring, Winter, etc.)	<b>Maximum amount of this gear type that will be deployed on the site</b> (i.e. 200 cages, 100 lantern nets, etc.)	<b>Species that will be grown using this gear type</b>
Float	8'X20'	On site April-November Off site Dec-March	1	Crassostrea virginica
CCages	45"L x 40.5" W x 18"H (no pontoons) 40½ L x 36" W x 9" H (pontoons)	Submerged or floating all year on site	up to 40 of each total 80	Crassostrea virginica
Mesh Bags	16 " x 33 " x 4"	Floating mar-nov Submerged dec-mar Some on longline dec-mar	364	Crassostrea virginica
Long Lines 135lb Dor Mors	1/2" Poly Plus 5/8" top chain 3/8" Sinkable Poly 135 lb Anchor	All Year on site	6 Lines = 12 Moorings Lines are 100-135ft	Crassostrea virginica
Moorings for Float	1500lb/granite block	All Year on site	1	Crassostrea virginica

**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.
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see attached schematic for the float.

8x20' float to be used to store oysters ready for market, as a platform to sort and wash oysters. Empty mesh bags could be stored on the float.

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.
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No fuel will be stored on site. All fuel will be carried in and out on the boats servicing site.

**D. Gear Color**

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

Black Mesh Bags and 3.5 pontoons cages are Green or Black. Float is Marine grade wood, not painted. Black plastic for the floats supporting the wood platform. Bags are either floating on a long-line or in cages submerged or floating on a long-line. The float is an 8X20' working float with compartments for harvesting.

**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: 1<sup>st</sup> 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.

Seeds go into spat bags in floating bags on long line in July

Seeds are American Oysters, and will stay on the long line until overwintering in Nov.

Onsite weekly July and min every 2 weeks August through November

Some bags are left hanging vertically during winter months for harvesting. Broad Cove does not freeze, The goal is to harvest 1 to 2 times a month during the winter Dec-April.

**B.** Please explain your proposed tending/maintenance activities.

Aug-Oct: Seed in spat bags are split on long line, Seed in floating bags are split and grown on longline.

Dec - March: Seed are overwintered in 4 bag cages or bottom planted. Cages are dropped to river bottom in Nov/Dec.

Apr- Nov: 2nd year oysters are put in 18mm floating bags, and in bags in floating cages or left planted on river bottom

Apr-Nov: Market ready planted oysters collected by divers bi-weekly.

Apr-Nov: 3rd years will be kept on float for harvesting. During Vibrio Control months submerged to bottom for 2 wks in cages.

Apr-Nov: 3rd year oysters are also kept in 4 bag submerged cages.

Nov-Apr: Mix of 2 and 3 year oysters will be left in bags suspended vertically off the long line for winter harvesting.

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

Weekly during July, August, September, bi-weekly April, May, June, October, November

December through March - 1 to 2 visits per month to harvest oysters in vertical bags left on long lines for winter

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

Oysters picked by divers or oysters in floating bags are sorted and moved to submerged cages or suspended cages on the float when ready for harvest.

Oysters from float are bagged and tagged , and transported by boat via coolers with ice-slurries to wet storage or to transportation refrigerations used for delivery.

During Vibrio Control months oysters are submerged to bottom for 2 wks in cages, prior to harvest.

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

Weekly during July, August, September, bi-weekly April, May, June, October, November  
December through March - 1 to 2 visits per month to harvest vertical bags on long lines.

Type text here

**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.

I will store the 8x20' float Dec-March off site. I store at Monhegan Boat Line in Port Clyde. The remaining gear will leave on the site. During overwintering, oysters are either planted on the bottom, or submerged in 4 bag cages Dec-March.

Some oysters are left in bags suspended from the long line perpendicular to the water surface using a single torpedo float. These are for harvesting during the winter months.

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

Based on previous years, there are no predators in Broad Cove



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)

- Given the new guidelines, the plan is submerge the oysters in cages (no pontoons) for two weeks before harvesting. This will put the oysters at 5 to 6 feet below the water line at low tides.
- Bags on the long-line at water level, will add zipties to the bags if they become a problem. Helicopter/windmills, on the floats if they are a problem.
- Oysters suspended on the float will 3 ft below below the water line.

## 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?

17 ft skiff and 16 ft pontoon boat. On-site weekly visits in July during seeding time, Bi-weekly visits the rest of the season. Some weeks we will be there once, other times twice depending on conditions. Visits are usually 2 to 3 hours during daylight.

**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?**

During the seeding month of July, we come out weekly to powerwash the spat bags. We use a battery operated powerwasher that stays in the gunnels of the boat. We expect to be out 1 day during the week during July for seed maintenance. The visit should take 2 to 3 hours.

During the remaining months the plan is to visit bi-weekly in synchronisation with the 2-week harvesting submerging cycle. When we harvest we will use a gas operated swamp pump to rinse oysters on the float before submerging for harvesting and for those ready to harvest. The pump will stay in the skiff and used intermittently for 2 to 3 hours during each visit. Grading will be done with manual techniques not requiring power.

Some weeks will require unanticipated additional visits due to conditions.



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

The swamp pump will remain on the skiff below the gunnel line which will mitigate some noise. The battery operated powerwasher is less than 60 db when in use, and will be operated from within the gunnels of the skiff which will mitigate noise.

**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.**

No lighting

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

Not 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.

RPAP525, RPAP625, RPAP725, RPAP825 as of 2025 season

**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.

RPAP525, RPAP625, RPAP725, RPAP825 will be relinquished if approved for the lease

## 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?

9 feet

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

19.1 feet

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

Northeast / Southwest 2 knots maximum.

<p><b>D.</b> 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.</p>
<p><b>1.</b> What are the bottom characteristics (mud, sand, gravel, rock, ledge or some mix, etc.)?</p>
<p>Marine Mud</p>
<p><b>2.</b> Describe the bottom topography (flat, steep rough, etc.).</p>
<p>flat</p>
<p><b>3.</b> 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?</p>
<p>Harbor Seals, Commorants and gulls are common in the area. All three species are seen throughout April through November, and they are common species for the St. George up and down. The commorants leave by November, and the gulls seem to always be around in small numbers.</p>
<p><b>4.</b> Are there shellfish beds or fish migration routes in the surrounding area? If so, please describe.</p>
<p>Some Lobster holes</p>
<p><b>5.</b> 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.</p>
<p>I have used drop cameras and divers to confirm that's it's all marine mud in the requested area in the application. I used drop cameras in the summer of 2023 and professional divers in the fall of 2024. 9/7/2024 was the last observation.</p>

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

Cove, with some residential houses around the shoreline  
The shoreline and uplands of the cove, if not cleared for houses is a mix of hardwood and pine.

At low tide, Bailey Point ledge is exposed along parts of the Western shoreline, and disappears during high tide.

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](mailto:John.Perry@maine.gov), phone: 207-287-5254) prior to application submission.

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

I have been in Broad Cove over the past 5 years and it does not appear to freeze. Austin Donaghy, the Cushing Harbor Master confirmed as well. In addition, Karl Crute, from Kips Sea Food has lived on the shoreline of Broad Cove for 82 years, and says it may skim over, but no thick ice since he can remember.

**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

<p><b>A.</b> 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.</p>
<p><b>1. Commercial Fishing</b></p> <p>The lease site is about 2000 ft from the channel edge and there is lobstering all year round on the river. While it's been lighter in 2024 there is daily lobstering activity.</p> <p>The closest I have seen a lobster buoy is about 3000 ft from the site in 2024.</p> <p>I observe Lobstering in the river daily except winter months.</p>
<p><b>2. Recreational Fishing</b></p> <p>Light fishing if any. Based on Don Kleiner - Fishing Guide and Andrew Gibbs, May through Oct. Hunting/Fishing Guide. I spoke with both the Cushing and St. George Harbor Masters about the question, and there's not much fishing in Broad Cove. They referred to it as light recreational, not commercial, as it's not considered a good fishing spot. I have not seen anyone fishing in Broad Cove, any time of the year. The type of fish people catch on the river for recreation is mostly striped bass according to Don.</p>
<p><b>3. Boating Activities (please also include the distance to any navigable channel(s) from your proposed site at low water)</b></p> <p>There is motor boating and an occasional sail boat on the St. George between April and October. The site is approximately 2000 ft from the channel. Lobsterboats can be seen daily, but infrequent between January to March.</p> <p>In the channel is where I have observed the boating activity near Broad Cove.</p>
<p><b>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.)</b></p> <p>None</p>
<p><b>5. Other uses (kayaking, swimming, etc.)</b></p> <p>I have observed very little recreational boating or other water activity in Broad Cove. I have observed recreational boating, sea kayaking and an occasional sail boat on the river near the cove 2000ft away or more during Apr-Oct, but in the deeper river and not the cove.</p>

**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.

No

**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, however they are mine: RPAP123, 223, 323 424

The LPAs are now: RPAP525, RPAP625, RPAP725, RPAP825

### 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>
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 skiff. I keep it at Jeff's Marine in Thomaston.

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

It does not affect riparian ingress and egress as the site is more than 3000 ft from the nearest shoreline, and not in the intertidal. Boats have passage on all sides around the proposed site.



**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:** \_\_\_\_\_

MAP #	LOT #	Landowner name(s) and address(es)

**Please use additional sheets if necessary and attach hereto.**

**CERTIFICATION**

I, \_\_\_\_\_, Town Clerk for the Town of \_\_\_\_\_ 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:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

## 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.

Currently active commercial aquafarmer in St. George River with LPAs in the same location as lease application.  
Currently growing Oysters recreationally in the Great Salt Pond in Damariscotta.  
References: Sarah Gladu, Jeff Schroeder, and Dana Morse.

## 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.

Kindly refer to Camden National Bank letter attached.

### B. Cost Estimates

Please provide cost estimates of the proposed aquaculture activities.

30K-100K per year

**16. ESCROW ACCOUNT OR PERFORMANCE BOND**

Check the category that describes your operation:

Check Here	Lease Category	Amount of Required Escrow or Performance Bond
<input type="checkbox"/>	No gear/structure, no discharge	\$500.00
<input type="checkbox"/>	No gear/structure, discharge	\$500.00
	≤ 400 square feet of gear/structure, no discharge	\$1,500.00
<input checked="" type="checkbox"/>	>400 square feet of gear/structure, no discharge	\$5,000.00*
<input type="checkbox"/>	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*) Ron Papka 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.

*Ron Papka*

**Applicant Signature**

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

5/20/2025

**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: Ron Papka

Title (if corporate applicant): Owner

Signature: Ron Papka Date: 5/20/2025

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.**

Obtain written permission from all intertidal landowners. Pursuant to 12 M.R.S.A. §6072(4)(F), the applicant must submit written permission of every riparian owner whose land to the low water mark will be used. The written permission needs to include the parcel and lot number of the shorefront owner(s), whose intertidal property the proposed site occupies, as recorded on the riparian landowner list.

**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.

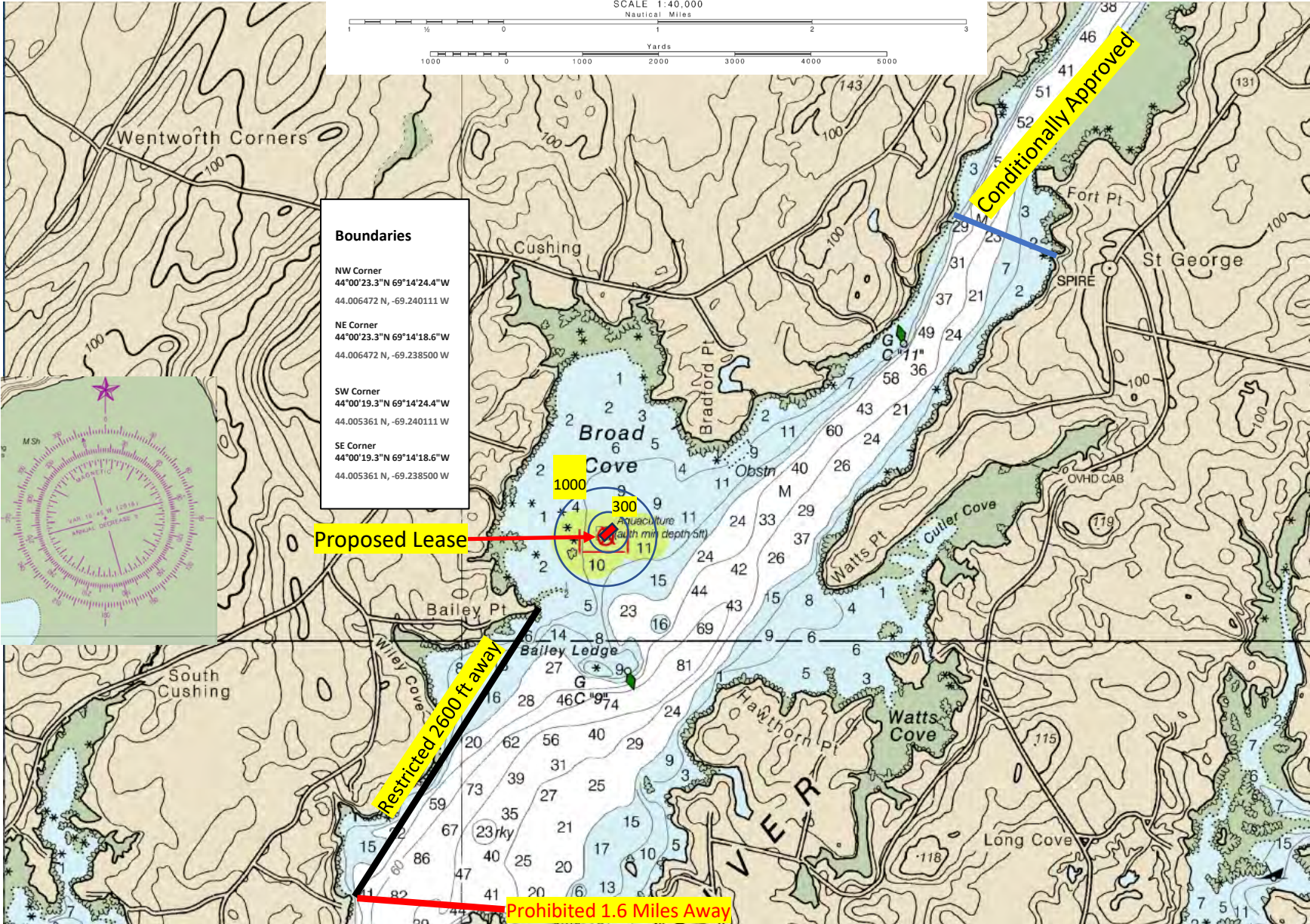
It is your responsibility to contact the municipality and determine if they have a shellfish conservation program. Best practices would include discussing your plans with shellfish committee members, but only the consent of municipal officers is required.

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.

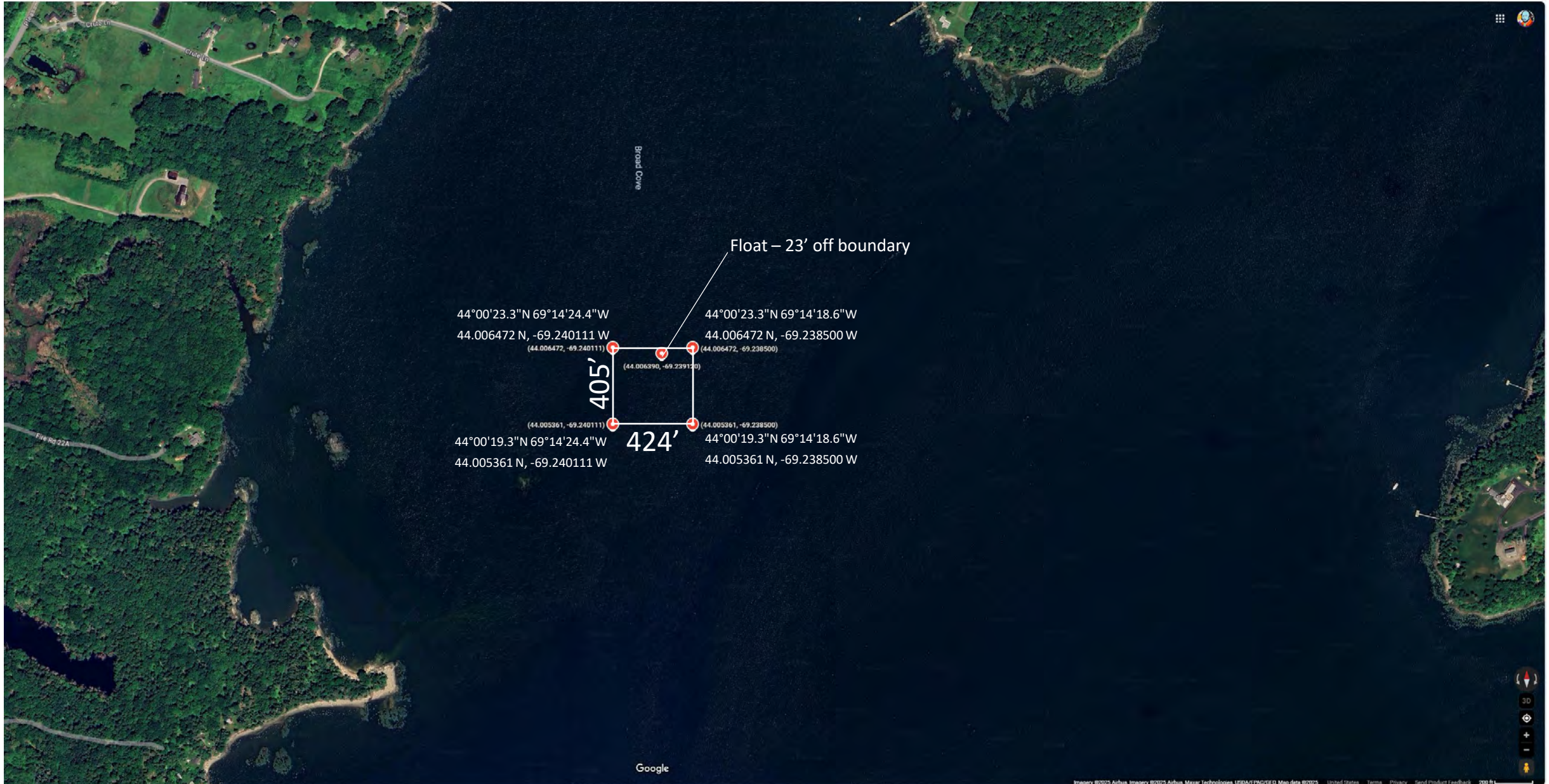


# Vicinity Map





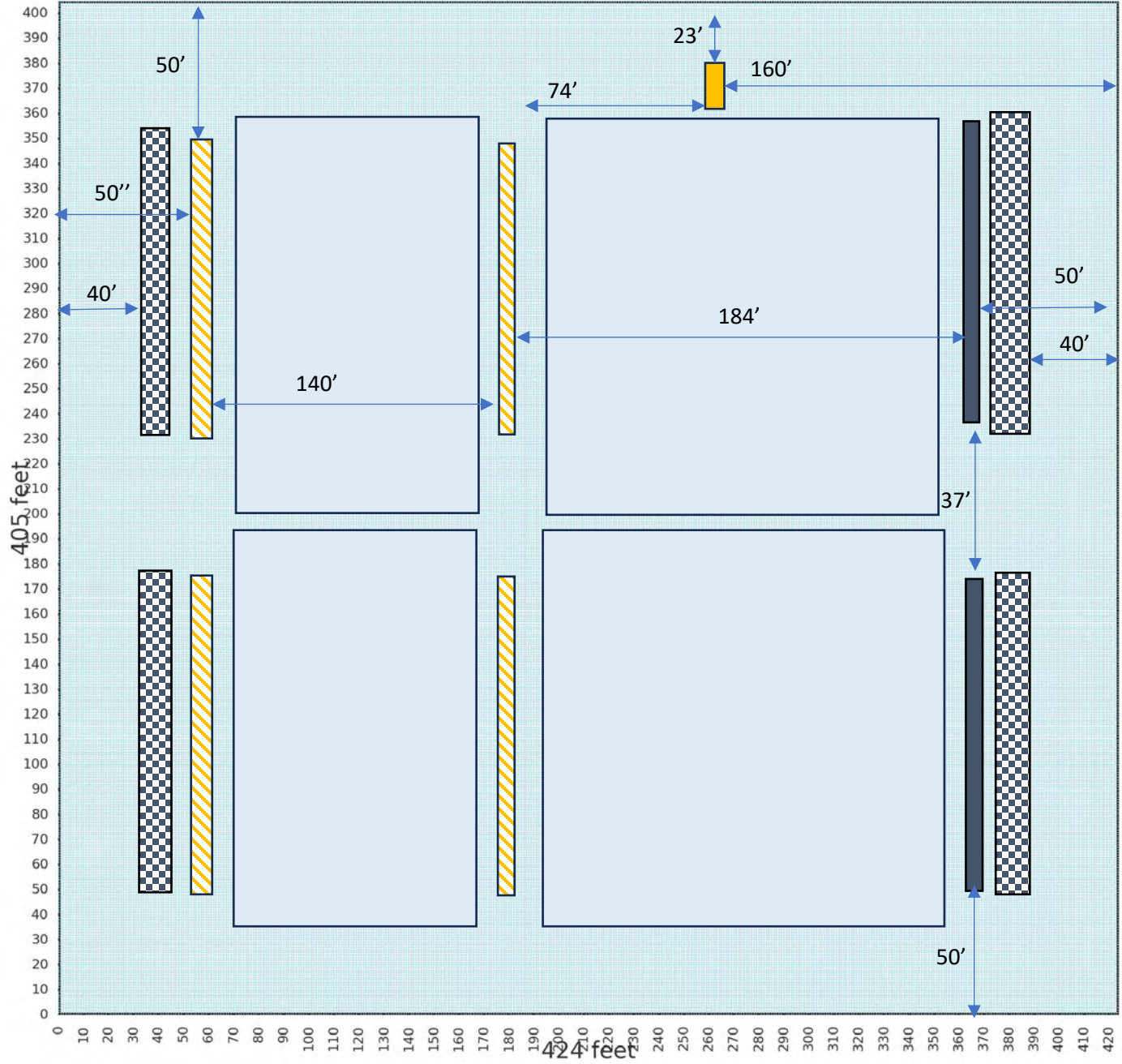
# Boundary Drawing










# Gear Layout Drawing

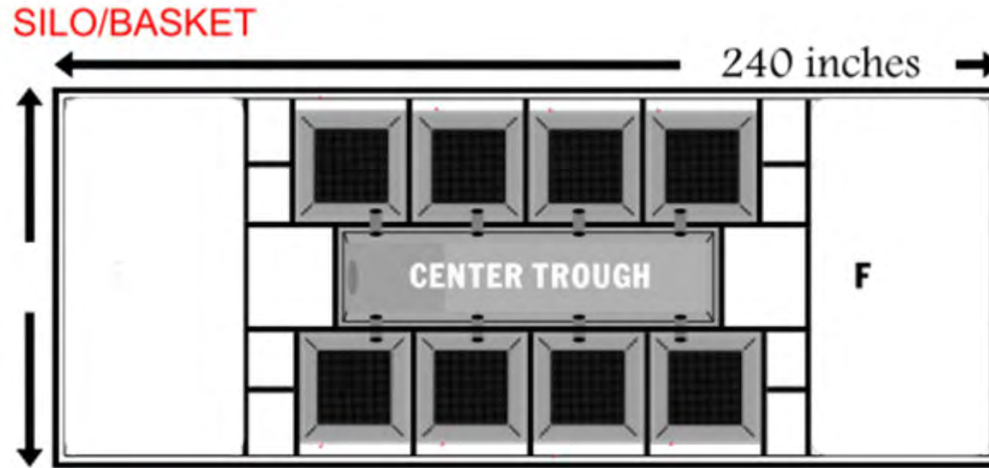
424 feet



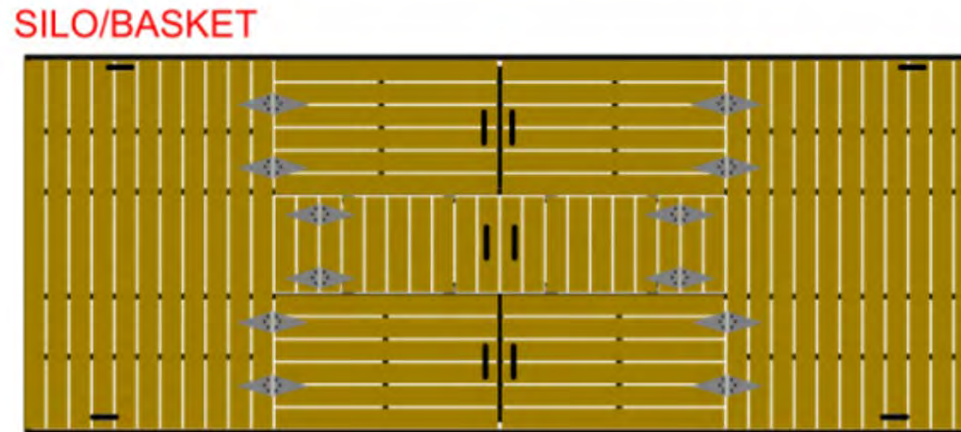
- 
**Bottom Planted Dispersion Area**
- 
**Floating Bag**
  - 4 lines
  - Each 36 bags
  - 144 Bags
- 
**Cages W/Pontoon Suspension Cages**
  - 2 lines
  - 40 cages x 4 bags
  - 160 bags
- 
**Submerged Cage Area**
  - 40 cages x 4 bags
  - 160 bags
- 
**8'x20' Float**



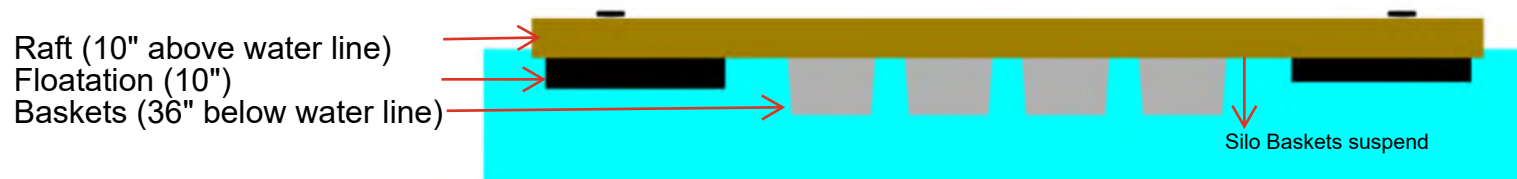


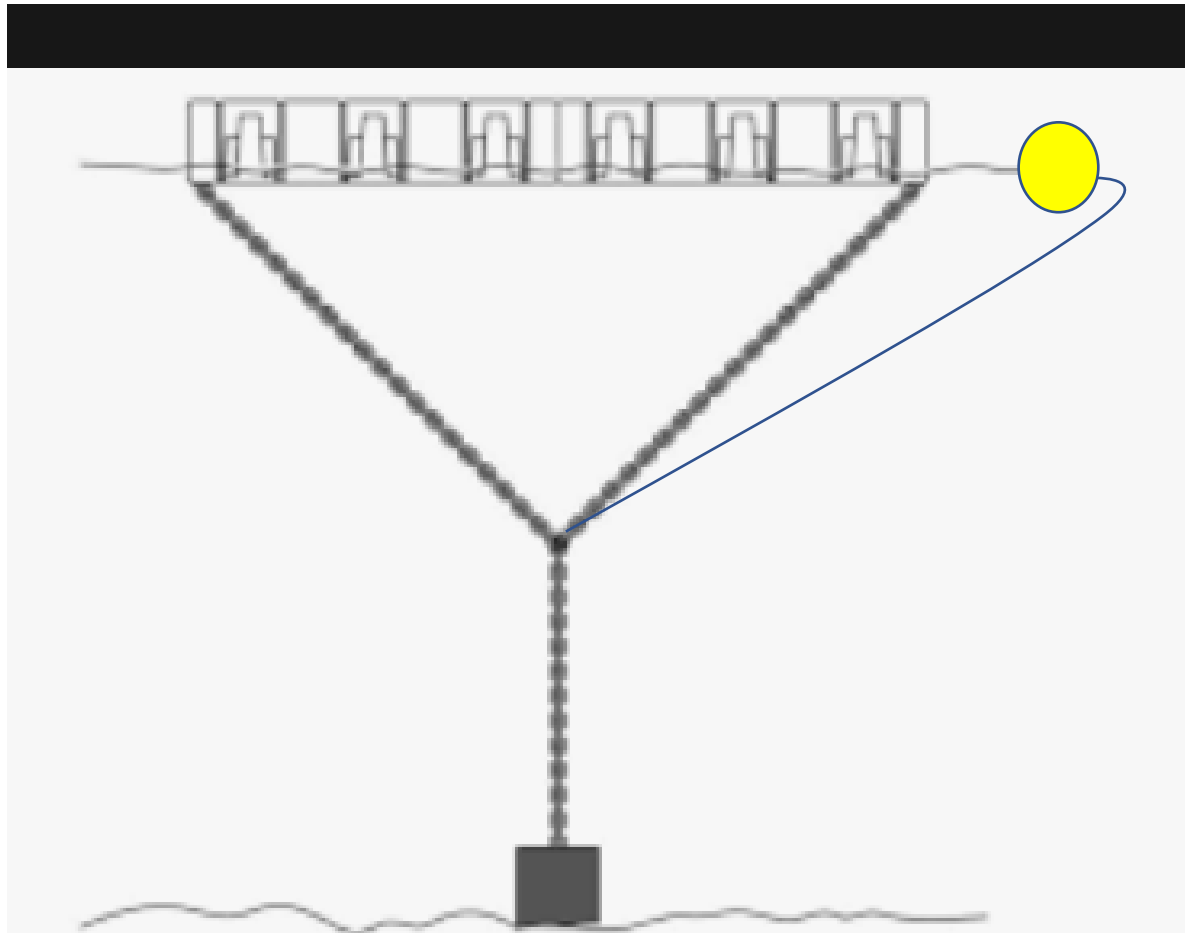


8' x 20' Float



Compartments for finishing oysters below surface





1500lb/granite  
block

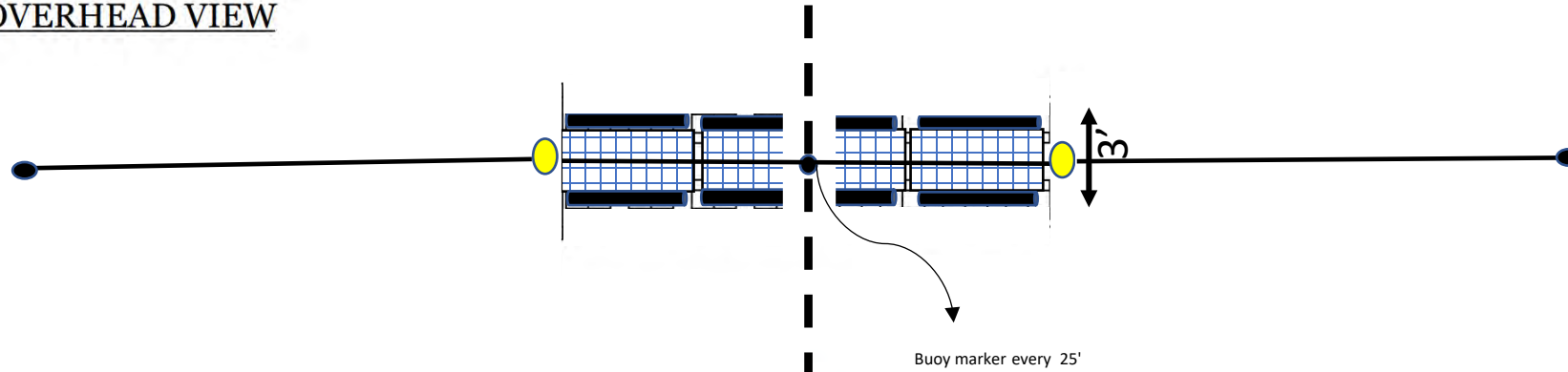
13ft bottom Chain 1 1/8"  
24ft top Chain 5/8

LD3 Bouy

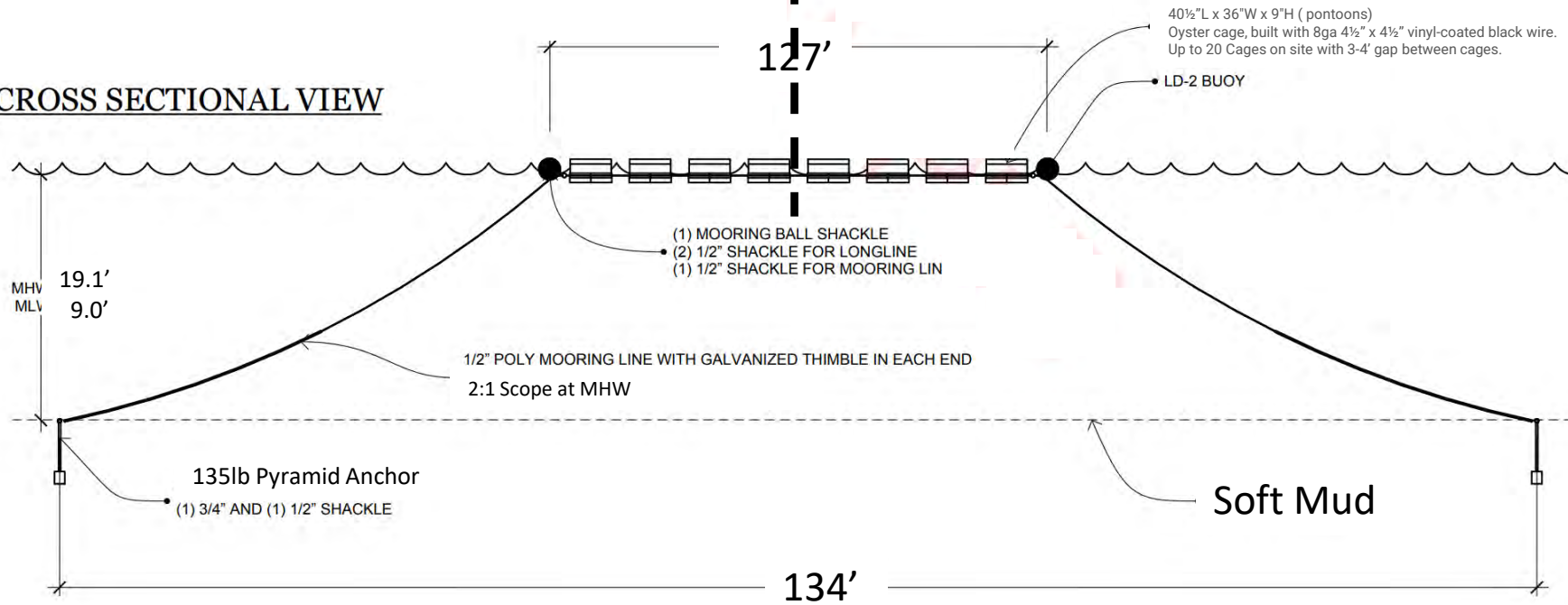


# SUMMER GEAR LAYOUT

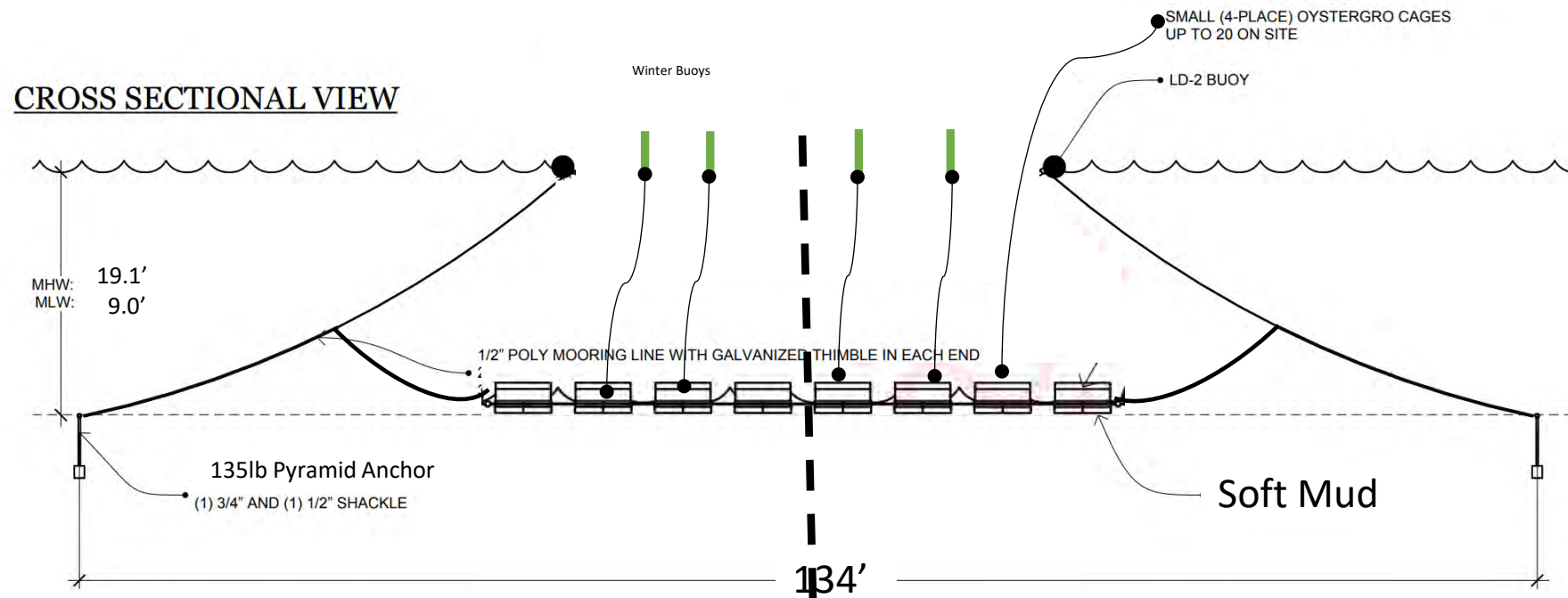
## OVERHEAD VIEW



## CROSS SECTIONAL VIEW



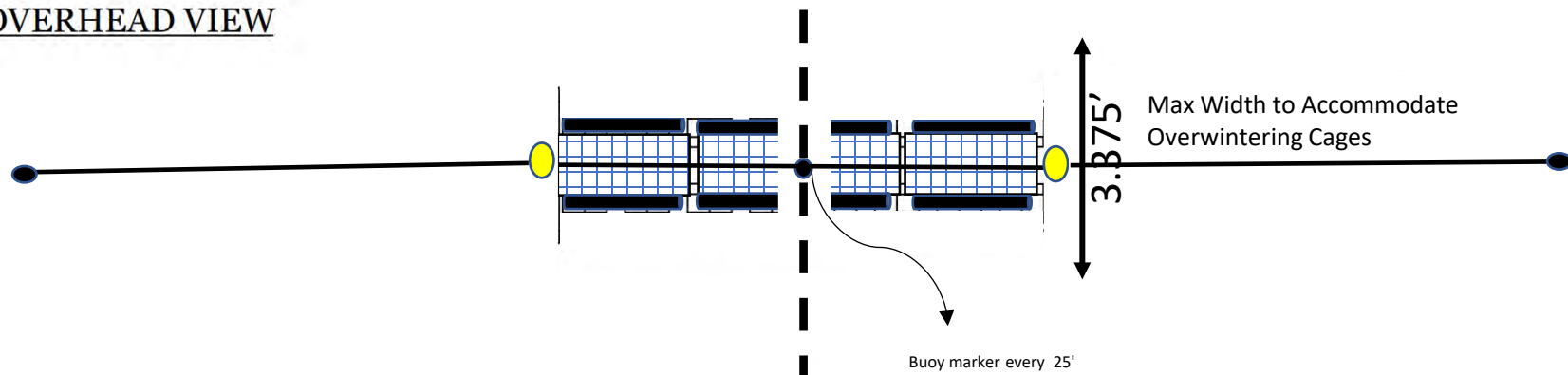
## Winter Gear Layout for Cages



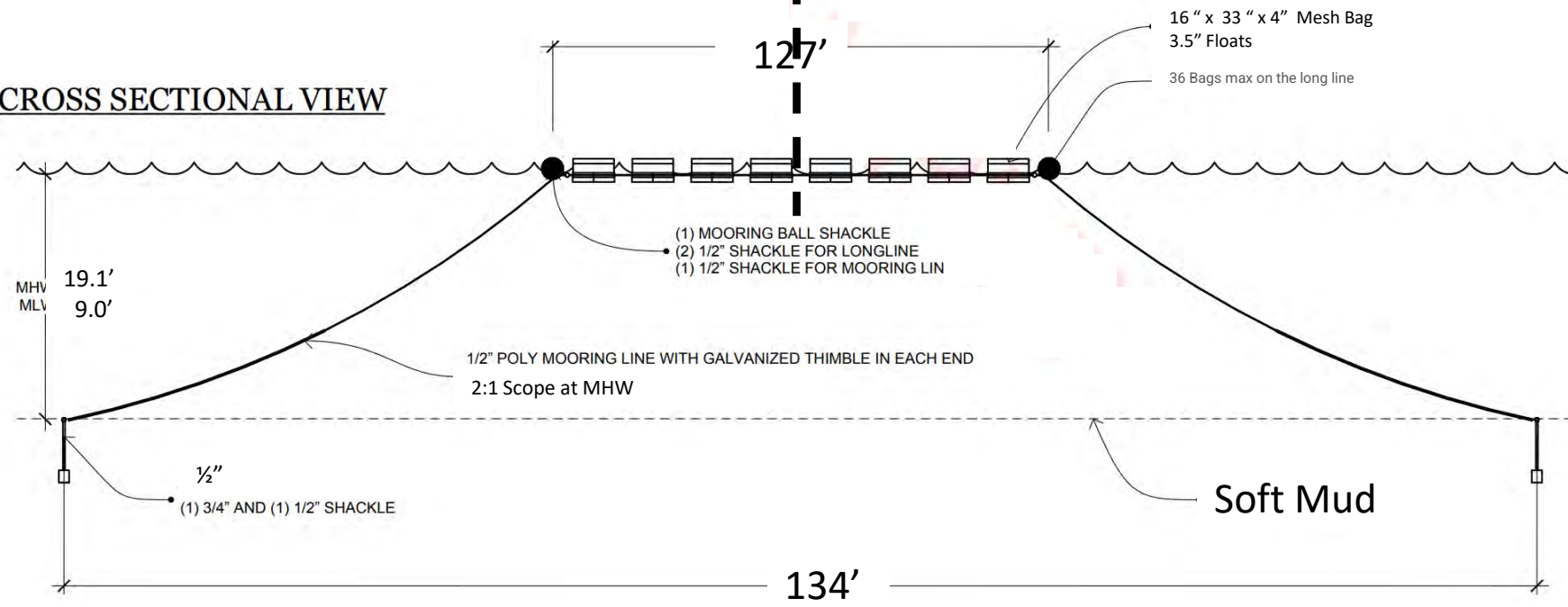
# SUMMER GEAR LAYOUT

## Floating Bags Long Line

### OVERHEAD VIEW



### CROSS SECTIONAL VIEW

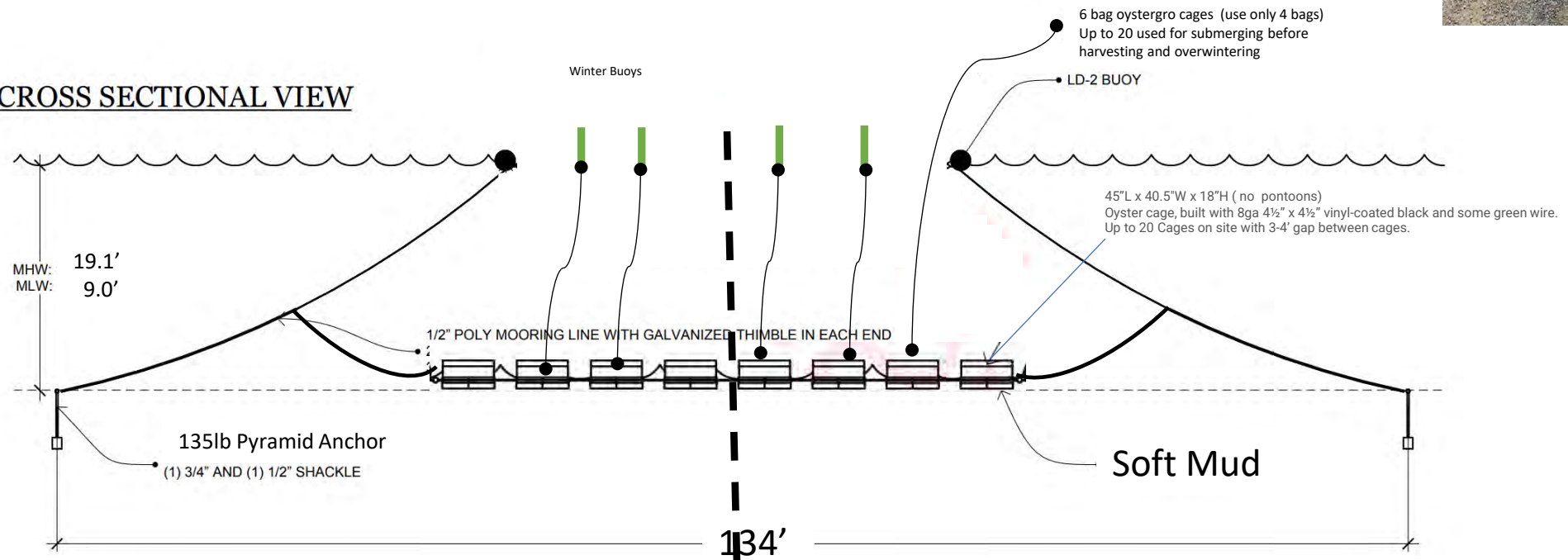


16 " x 33 " x 4 " Mesh Bag  
3.5 " Floats

## Submerging Cage Layout for Overwintering and Harvesting



### CROSS SECTIONAL VIEW





Bottom-planted oysters will be harvested using rakes and tongs or Diving depending on site conditions.



03/18/2025



To whom it may concern,

Bailey Point Oyster Company LLC is an account holder at Camden National Bank and is in good standing.

Lynn Slayton

A handwritten signature in blue ink that reads "Lynn Slayton". The signature is fluid and cursive.

Officer/Assistant Banking Center Manager

Camden National Bank

300 Main Street

Rockland Maine 04841

207-593-7234

lslayton@camdennationalbank.com

PO Box 310 | Camden, Maine 04843 | 800.860.8821 | CamdenNational.com



MAINE  
LIMITED LIABILITY COMPANY

STATE OF MAINE

CERTIFICATE OF FORMATION

File No. 20243640DC Pages 2  
Fee Paid \$ 175  
DCN 2230802310064 DLLC  
FILED  
02/27/2023

*Julie L. Flynn*  
Deputy Secretary of State

A True Copy When Attested By Signature  
*Julie L. Flynn*  
Deputy Secretary of State

Pursuant to 31 MRSA §1531, the undersigned executes and delivers the following Certificate of Formation:

**FIRST:** The name of the limited liability company is:

Bailey Point Oyster Company LLC

(A limited liability company name must contain the words "limited liability company" or "limited company" or the abbreviation "L.L.C.," "LLC," "L.C." or "LC" or, in the case of a low-profit limited liability company, "L3C" or "l3c" – see 31 MRSA 1508.)

**SECOND:** Filing Date: (select one)

- Date of this filing; or  
 Later effective date (specified here): \_\_\_\_\_

**THIRD:** Designation as a low profit LLC (Check only if applicable):

- This is a low-profit limited liability company pursuant to 31 MRSA §1611 meeting all qualifications set forth here:
- A. The company intends to qualify as a low-profit limited liability company;
  - B. The company must at all times significantly further the accomplishment of one or more of the charitable or educational purposes within the meaning of Section 170(c)(2)(B) of the Internal Revenue Code of 1986, as it may be amended, revised or succeeded, and must list the specific charitable or educational purposes the company will further;
  - C. No significant purpose of the company is the production of income or the appreciation of property. The fact that a person produces significant income or capital appreciation is not, in the absence of other factors, conclusive evidence of a significant purpose involving the production of income or the appreciation of property; and
  - D. No purpose of the company is to accomplish one or more political or legislative purpose within the meaning of Section 170(c)(2)(D) of the Internal Revenue Code of 1986, or its successor.

**FOURTH:** Designation as a professional LLC (Check only if applicable):

- This is a professional limited liability company\* formed pursuant to 13 MRSA Chapter 22-A to provide the following professional services:

\_\_\_\_\_  
(Type of professional services)

**FIFTH:** The Registered Agent is a: (select either a Commercial or Noncommercial Registered Agent)

Commercial Registered Agent CRA Public Number: P10154

United States Corporation Agents, Inc.  
(Name of commercial registered agent)

Noncommercial Registered Agent  
\_\_\_\_\_  
(Name of noncommercial registered agent)

\_\_\_\_\_  
(physical location, not P.O. Box – street, city, state and zip code)


\_\_\_\_\_  
(mailing address if different from above)

**SIXTH:** Pursuant to 5 MRSA §105.2, the registered agent listed above has consented to serve as the registered agent for this limited liability company.

**SEVENTH:** Other matters the members determine to include are set forth in the attached Exhibit \_\_\_\_\_, and made a part hereof.

**\*\*Authorized person(s)**

Dated 2/21/2023

  
(Signature of authorized person)

Cheyenne Moseley, Assistant Secretary, LegalZoom.com, Inc.  
(Type or print name of authorized person)

\_\_\_\_\_  
(Signature of authorized person)

\_\_\_\_\_  
(Type or print name of authorized person)

**\*Examples of professional service limited liability companies are accountants, attorneys, chiropractors, dentists, registered nurses and veterinarians. (This is not an inclusive list – see 13 MRSA §723.7)**

**\*\*Pursuant to 31 MRSA §1676.1.A, Certificate of Formation MUST be signed by at least one authorized person.**

The execution of this certificate constitutes an oath or affirmation under the penalties of false swearing under 17-A MRSA §453.

Please remit your payment made payable to the Maine Secretary of State.

Submit completed form to: **Secretary of State  
Division of Corporations, UCC and Commissions  
101 State House Station  
Augusta, ME 04333-0101  
Telephone Inquiries: (207) 624-7752      Email Inquiries: CEC.Corporations@Maine.gov**



**MAINE DEPARTMENT OF MARINE RESOURCES**

*Aquaculture Division, 21 State House Station, Augusta, ME 04333-0021 (207) 624-6567*

**CORPORATE APPLICANT FORM  
For Standard and Experimental Aquaculture Lease Applications**

Corporations or partnerships that apply for aquaculture leases in the State of Maine must complete this form. Corporations must submit information as requested under A. Corporate Applicant. Partnerships must submit information as requested under B. Partnership Applicant.

**A. Corporate Applicant**

**Note:** You must attach a copy of the Articles of Incorporation (Inc.) or Certificate of Formation (LLC) to your application.

1. Name of Corporation: Bailey Point Oyster Company, LLC

2. Date of incorporation: 02/27/2023 State of incorporation: MAINE

3. List the names, addresses, and titles of all officers:

Name	Address	Title
Ron Papka	22 Benjamin's Way, St. George ME	owner

**Please use additional sheets if necessary and attach to the application.**

4. List the names and addresses of all directors/members:

Name	Address

**Please use additional sheets if necessary and attach to the application.**

5. Has the corporation, or any stockholder, director, or officer applied for an aquaculture lease for Maine lands in the past?  Yes  No

If you selected “yes,” please indicate who applied for the lease and the status of the application or lease.

6. List the names and addresses of all stockholders who own or control at least 5% of the outstanding stock and the percentage of outstanding stock currently owned or controlled by each stockholder.

Name	Address	Percentage of Owned Stock
Ron Papka	22 Benjamin's Way, St. George ME	100

**Please use additional sheets if necessary and attach to the application.**

7. List the names and addresses of stockholders, directors, or officers owning an interest, either directly or beneficially, in any other Maine aquaculture leases, as well as the quantity of acreage from existing aquaculture leases attributed to each such person based on the percentage of owned stock listed in question 6. If none, write, “None.”

Name	Address	Lease Acronym	Acreage

**Please use additional sheets if necessary and attach to the application.**

8. Has the corporation or any officer, director, member, or shareholder listed in item 5 above ever been arrested, indicted, convicted of, or adjudicated to be responsible for any violation of any marine resources or environmental protection law, whether state or federal?

Yes  No

If you selected “yes”, please provide details.

**B. Partnership Applicant**

**Note:** You must attach a copy of either the Certificate of Limited Partnership or documentation of the formation of a General Partnership to your application.

1. Name of Partnership: \_\_\_\_\_

2. Date of formation: \_\_\_\_\_ State of partnership: \_\_\_\_\_

3. List the names, addresses, and ownership shares of all partners:

Name	Address	Ownership Shares

**Please use additional sheets if necessary and attach to the application.**

4. Has the partnership, or any partner applied for an aquaculture lease for Maine lands in the past?  Yes  No

If you selected “yes,” please indicate who applied for the lease and the status of the application or lease.

5. List the names and addresses of any partner owning an interest, either directly or beneficially, in any other Maine aquaculture leases, as well as the quantity of acreage from existing aquaculture leases attributed to each such person, based on their ownership shares from question 3.

Name	Address	Lease Acronym	Acreage

**Please use additional sheets if necessary and attach to the application.**

6. Has the partnership or any partner been arrested, indicted or convicted of or adjudicated to be responsible for any violation of marine resources or environmental protection law, whether State or Federal?

Yes  No

If you selected "yes", please provide details.