

~~Revised April 17th, 2026~~

Deemed Complete 07.09.2026

EXPERIMENTAL LEASE APPLICATION**1. APPLICANT INFORMATION****A. CONTACT PERSON**

Legal Name of Applicant(s):	Jay Zlotkowski
Contact Person:	Jay Zlotkowski
Email:	jay.zlotkowski.jz@gmail.com
Telephone:	207-701-8872

B. MAILING ADDRESS

Street Address:	PO Box 40
City:	Islesboro
State:	Maine
Zip Code:	04848

C. PHYSICAL ADDRESS☐ Same as mailing address

Street Address:	270 Main Road
City:	Islesboro
State:	Maine
Zip Code:	04848

D. PAYMENT METHOD

☒ Check	☐ Credit Card
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E. PENDING APPLICATIONS

I thought had canceled the other one

How many pending experimental lease applications (including this one) do you have pending?	☒ One (1) ☒ Two (2) <i>Note: An applicant may have no more than two pending experimental leases at any time.</i>
Do you have a legal interest in any entity that has a pending experimental application?	☐ Yes ☒ No
If yes, provide the name of the applicant(s):	

2. PROPOSAL INFORMATION

A. LOCATION OF PROPOSED LEASE SITE

Town:	Islesboro
County:	Waldo
Waterbody:	Penobscot Bay
General Description:	South East of Seven Hundred Acre

B. PROPOSED LEASE INFORMATION

Total Acreage Requested:	4 Acre
Lease Term Requested:	3 year
Type of Culture: (Check all that apply)	☒ Suspended (gear in the water and/or on the bottom) ☐ Bottom (no gear)

C. INTERTIDAL SITE

Is any portion of the proposed lease site above mean low water?	☐ Yes ☒ No
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If you checked 'yes' you will need to complete section 11(J) of this application.

D. RESEARCH PROGRAM

Type of Study: (Check one)	☐ Scientific Research ☒ Commercial Research
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What is the purpose of the study? If scientific, please include a detailed study design. To determine viability of scaling our farm.
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3. INTERAGENCY REVIEW INFORMATION

Lease applications are reviewed by other state and federal agencies. The questions below are intended to assist them with the review of your application.

A. Is the proposed lease site located within any of the following habitat designations/areas? Check all that apply.

- ☐ Essential Habitat (includes Roseate Tern habitat and Piping Plover/Least Tern habitat)
☐ Shorebird Area
☐ Tidal Waterfowl and Wading Bird Habitat

B. Provide the water depth at mean high water.

Approximately, ~~25-40~~ ft 32-52 ft

C. Provide the water depth at mean low water.

Approximately, ~~32-52~~ ft 20-40 ft

D. Are you proposing to use any suspended gear?

☐ Yes ☒ No

If yes, will the gear be submerged (below the surface of the water) at all tidal stages?

☐ Yes ☒ No

E. Are you proposing predator netting?

☐ Yes ☒ No

If yes, what is the mesh size?

If yes, what is the twine size?

F. Is the proposal within 1,000 feet of any of the following? Check all that apply. If you select one or more boxes you also need to provide the requested information that follows.

- ☐ Docking facility owned by federal, state, or municipal governments
☐ Beach owned by federal, state, or municipal governments

Provide the name of the docking facility and/or beach:

Proximity of the respective property to the proposed lease site in feet:

Select which level of government owns the respective property:	
☐ Federal ☐ State ☐ Municipal	
Provide the name of the government entity that owns the respective property:	

G. Is any portion of the proposal within a marked navigational channel?	
☐ Yes ☒ No	
If no, how far is the proposal from the nearest marked navigational channel? Provide the distance in feet.	3033 feet

H. Is the proposed site within 1,000 feet of any federal navigation project or anchorage?	
☐ Yes ☒ No	
If yes, identify the project or anchorage:	

I. Will your operations discharge anything into the water such as feed (pellets, kelp, etc.) or chemical additives (therapeutants, chemical treatments, etc.)?	
☐ Yes ☒ No	

4. ENVIRONMENTAL CHARACTERIZATION

The observations for all categories except ice formation must be based on an assessment conducted between April 1 and November 15, dates inclusive. Observation dates outside this timeframe will not be accepted.

A. Describe the observed bottom characteristics of the proposed lease site:	Slightly sloped, to flat mud bottom with occasional rocks possible. Observed from depthfinder.
Date of Observation:	November 2025
B. Provide the speed of current:	Vary between .97 knots and 1.35 knots.
Date of Observation:	November 2025
C. Provide the direction of current:	NE - SW or vice versa
Date of Observation:	November 2025
D. Describe the fauna (animals) you have observed in the area:	Lobster, crab, starfish, urchin, some small fish.
Date of Observation:	November 2025
E. Describe the flora (plants) you have observed in the area:	Baby Kelp on our LPA Lines. Rockweed in the intertidal zone.
Date of Observation:	November 2025

F. Have you observed eelgrass within the boundaries of the proposed site?	☐ Yes ☒ No
Date of Observation:	
Method of Observation:	Working our existing LPA sites
G. Have you observed eelgrass within 1,000 feet of the proposed site?	☐ Yes ☒ No
Date of Observation:	November 2025
Method of Observation:	Working our LPA sites

H. Describe ice formation during the winter months within the proposed lease boundaries. The description needs to include data such as water temperature or ice out date over a 10 ten-year period or at least 5 years of observations from the harbor master, shellfish warden, harbor committee, Marine Patrol Officer, or fishing community. Stating "no ice observed" will not be accepted as an answer.

Uncertain of anyone in our area that would have this information. I had contacted marine patrol with this question in the past and never got a response. After reaching out to fishermen in the community we were able to get confirmation from lobsterman Erik Wuori who has fished in the general area for many years. He has never seen ice formation in the area of the proposed site, nor in surrounding areas close to the proposed site. His cell phone number is 207-322-7707 if you need to speak with him.

5. SOURCE OF STOCK AND WATER QUALITY

A. SPECIES AND SOURCE OF STOCK

Please use the applicable tables below to list all species you intend to cultivate on the proposed site.

1. Source of Stock: Approved Shellfish Hatchery or Non-Shellfish Stock List

If you are sourcing from an approved hatchery or entity included on the non-shellfish stock list (maintained by DMR), please use the table below.

	Common Name	Latin Name	Name of Source	Stocking Density
1.	Bay Scallops	Argopecten irradians	Muscongus Bay Aquaculture	Size dependent
2.	Green Sea Urchin	Strongylocentrotus droebachiensis	CCAR	Size dependent
3.				
4.				
5.				
6.				

2. Source of Stock: Other Aquaculture Site(s)

If you are sourcing from another aquaculture site in coastal waters please complete the table below.

	Common Name	Latin Name	Aquaculture Site ID	Water Body	Original Point of Origin	Stocking Density
1.						
2.						
3.						
4.						
5.						
6.						

3. Source of Stock: Wild Stock

If you are collecting marine organisms from Maine's coastal waters for deployment on the proposed site complete the table below.

	Common Name	Latin Name	Waterbody Collected From	Name of Licensed Harvester	Stocking Density
1.	Atlantic Sea Scallop	Placopecten magellanicus	Penobscot Bay	Nicole Zlotnicki	Size dependent
2.					
3.					
4.					
5.					
6.					

4. Scallops

Do you intend to possess whole or roe-on scallops?	☒ Yes ☐ No
If you answered 'yes' please be aware that biotoxin testing will have to be conducted on a regular basis at your expense. Please contact the Bureau of Public Health to discuss your plans at the following email: DMRPublicHealthDiv@maine.gov	

B. GROWING AREA CLASSIFICATION

Growing Area Designation	W4
Growing Area Classification	☒ Approved ☐ Conditionally Approved ☐ Restricted ☐ Conditionally Restricted ☐ Prohibited
If you are proposing to grow molluscan shellfish in waters classified as anything other than open/approved, you must contact: DMRPublicHealthDiv@maine.gov	

C. BIRD DETERRENTS

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. Use the space below to list your mitigation or deterrent measures:
All gear, with the exception of surface buoys will be on bottom.

6. PROPOSED OPERATIONS

A. CULTIVATION METHODS AND GEAR

1. How will you culture marine organisms?	☒ Gear ☐ Bottom planting only (no gear proposed) ☐ Combination: Both gear and free planting
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2. Gear and Moorings Table

Use the table below to list all gear, longlines, moorings, and buoys that will be deployed within the boundaries of the proposed lease site.

Gear/Mooring Type	Dimensions	Dates of deployment	Maximum number deployed on site	Color	Species that will be grown using this gear type
Shellfish Cages	48" x 48" x 48" 46" x 32 1/2" x 36" 35" L x 36" W x 3" H	year-round after deployed	150	Black/ Varied	Bay Scallops, Sea Scallops, Urchin
Rigid Mesh Bags		" "	1800	Black	
Moorings/Markers Concrete/Stone/Metal	50-400 LBS Varied	" "	10	Stone Metallic Concrete	
Chain	3/8" - 1"	" "	Up to 1000 ft	Galvanized	
Sink Rope	3/8" - 1"	" "	Approx. Up to 10,400 ft	Varied	
Shackles/Thimbles	3/8" - 1"	" "	20 each	Galvanized/ Stainless	
Go Deep Buoys	7 1/2" x 20"	" "	150	Varied	
Yellow Markers	50 gal. Barrels	" "	10	Yellow	

3. If you are also free planting, please provide the following:

List all species that would be free planted	
Describe the areas of the proposed site where free planting would occur. If it is the entire site, specify accordingly.	

4. On Site Activity

At maximum capacity, which days of the week do you anticipate being on the site?	Any day of the week that's necessary, weather permitting.
At maximum capacity, what is the earliest time of day you would start work on the site?	Sunrise.
At maximum capacity, what is the latest time you would end work on the site?	Sunset.
What months will seeding occur?	April through August
What is the maximum number of days it will take to seed the site?	Weather permitting, anywhere from a few days to a couple weeks, not necessarily consecutive.
Describe tending and maintenance activities:	Tending as often as necessary based on growth rates, fouling, damaged gear.
What months will harvesting occur?	Weather permitting year-round
How will you harvest each species? If you are using a drag, provide the dimensions.	By hand from our gear. Haul cages, empty bags, hand select ones to be harvested.

5. Seasonality

Are there any seasonal changes to gear deployment?	☐ Yes ☒ No
If yes, please describe:	

B. MOTORIZED EQUIPMENT AND LIGHTING

1. Are you proposing to use motorized equipment on the proposed lease?	☒ Yes ☐ No
2. Are any of the noise sources fixed?	☐ Yes ☒ No
3. If yes, describe your plan to direct the noise from residences or areas of routine use on adjacent land:	The generator will be covered to mitigate noise and protect it from salt corrosion.
4. Does any of the equipment contain exterior lighting?	☐ Yes ☒ No
5. Describe the measures taken to ensure that exterior lighting on the equipment only illuminates the target area and reduces glare:	
6. Describe the measures taken to mitigate light impacts from equipment:	
7. Are you proposing to use a generator?	☒ Yes ☐ No
8. What is the generator used for?	To power a scallop grader.
9. What type of fuel does the generator take?	☒ Gasoline ☐ Diesel ☐ Other. Please specify:

10. Which months would you use the generator? If year-round, specify accordingly.	Roughly a few times a year or as needed based on growth rates. Specific months undetermined.
11. What is the maximum number of days the generator would be used each year?	Few days to a few weeks non consecutively.
12. Which days of the week will the generator be used?	Any day of the week necessary.
13. What are the maximum hours a day the generator would be used?	10-12 hrs
14. Do you intend to use a generator designed to mitigate noise?	☐ Yes ☒ No
15. What measures will you take to mitigate noise from the generator?	It is a small generator, and will be somewhat covered to mitigate noise and for protection from salt water.

16. Motorized Equipment Table

Use the table below to list each piece of motorized equipment (excluding vessels) that is proposed and answer the associated questions. Attach additional answers as necessary.

1. Equipment Name	Scallop Grader
What is the piece of equipment used for?	Grading Scallops by Size
Select the color(s) of this piece of equipment.	☐ Grays ☐ Blacks ☐ Browns ☐ Blues ☐ Greens ☒ Other Please specify: Steel/Aluminum

Does the piece of equipment have any exterior lights?	☐ Yes ☒ No
How is this piece of equipment powered?	Small generator generator
Which months would this piece of motorized equipment be used? If year round, specify accordingly.	Possibly year round but likely a few times from March through November
What is the maximum number of days that this piece of motorized equipment would be used?	A few days to a week depending on weather and productivity.
Which days of the week would this of motorized equipment be used?	Any day of the week.
What are the maximum hours a day that this piece of motorized equipment would be used?	12 hrs
What measures would be taken to mitigate noise from this piece of equipment?	Not sure its possible.
2. Equipment Name	Generator Generator
What is the equipment used for?	Power the Scallop Grader
Select the color(s) of this piece of equipment.	☐ Grays ☒ Blacks ☐ Browns ☐ Blues ☒ Greens ☐ Other Please specify:
Does the piece of equipment have any exterior lights?	☐ Yes ☒ No
How is this piece of equipment powered?	Gas
Which months would this piece of motorized	

equipment be used? If year round, specify accordingly.	Possibly year round but likely a few times March through November.
What is the maximum number of days that this piece of motorized equipment would be used?	A few days to a week depending on weather and productivity.
Which days of the week would this of motorized equipment be used?	Any day of the week.
What are the maximum hours a day that this piece of motorized equipment would be used?	12 hrs
What measures would be taken to mitigate noise from this piece of equipment?	Covered for mitigation and protection.
3. Equipment Name	
What is the equipment used for?	
Select the color(s) of this piece of equipment.	☐ Grays ☐ Blacks ☐ Browns ☐ Blues ☐ Greens ☐ Other Please specify:
Does this piece of equipment have any exterior lights?	☐ Yes ☐ No
How is this piece of equipment powered?	
Which months would this piece of motorized equipment be used? If year round, specify accordingly.	
What is the maximum number of days that this piece of motorized equipment would be used?	
Which days of the week would this of motorized equipment be used?	
What are the maximum hours a day that this piece of motorized equipment would be	

used?	
What measures would be taken to mitigate noise from this piece of equipment?	

C. FLOATING STRUCTURES

1. Are you proposing any of the following? Check all that apply.	☐ Work Float ☐ Barge ☐ Other structure. Please specify: ☒ Not proposing floating structure
2. Which months will the structure be within the boundaries of the proposed site?	N/A
3. Describe the purpose of the structure:	N/A
4. Provide the length and width in feet:	N/A
5. Provide the height as measured from the water line:	N/A
6. Provide the construction materials:	N/A
7. Select the color:	☐ Grays ☐ Blacks ☐ Browns ☐ Blues ☐ Greens ☐ Other Please specify: N/A
8. Does the structure contain exterior lighting?	☐ Yes ☒ No N/A
9. Describe the measures taken to ensure that exterior lighting on the structure only illuminates the target area and reduces glare:	N/A
10. What measures would you take to mitigate light impacts from the structure?	N/A

D. BUILDINGS

1. Are you proposing a shed, building or other similar structure?	☐ Yes ☒ No
If yes, what is the building, shed, or similar	

structure used for?	N/A
2. What are the maximum number of days it would be within the boundaries of the site each year? If year-round specify accordingly.	N/A
3. Provide the length and width in feet.	N/A
4. What is the height (in feet) as measured from the waterline?	N/A
5. Describe the roofing materials. They cannot be reflective or glossy.	N/A
6. Describe the siding materials. They cannot be reflective or glossy.	N/A
7. Select the color of the building.	☐ Grays ☐ Blacks ☐ Browns ☐ Blues ☐ Greens ☐ Other Please specify: N/A
8. What measures would you take to minimize visual impacts as viewed from the water?	N/A

E. VESSELS

1. Vessels Table

Use the table below to provide required information about the vessel(s) that may service the proposed site.

Type of Vessel	Engine type and HP:	Vessel Length in feet:	Height in feet as measured from the waterline:	How many days of the year would the vessel service the site?	How many hours each day would the vessel be on the site?
1. Southshore	225 John Deere	34'	9'	As many as needed As many as	UP TO 12 hrs
2. Southshore	John Deere	30'	8'	Backup in case 34' breaks down	Up to 12 hrs
3. Ladybug Plymouth	HSP 50 Outboard	18'	3'	Several days potentially for harvesting	1 - 12 hrs
4.					

2. From where will the service vessels be launched? Check all that apply.

- ☐ Public boat launch
☐ Private property owned by the applicant
☒ Other. Please specify:

Our mooring in the town mooring field.

3. Are you storing petroleum products on the proposed site?

☐ Yes ☒ No

If yes, you need to attach a spill prevention and control plan to this application.

7. EXISTING USES

This section asks questions about the activities you have personally observed in the area.

A. COMMERCIAL NAVIGATION**1. When did you complete your observations of commercial vessel navigation in the area? Include the month(s) and year(s).**

Month(s): July through October Year(s): 2025

2. What types of commercial vessels did you observe navigating in the area?

Lobster boats

3. What was the approximate length of the commercial vessels you observed?

20 to 35 ft

4. How many commercial vessels did you observe navigating in the area?

No more than one at any given time during observation.

5. Did any commercial vessels transit through the boundaries of the proposed site?

☐ Yes ☒ No

If yes, how many commercial vessels transited through the boundaries:

6. What is the typical direction of commercial vessel traffic?

Northeast to Southwest or vice versa.

B. RECREATIONAL NAVIGATION**1. When did you complete your observations of recreational vessel navigation in the area?**
Include the month(s) and year(s).

Month(s): July through October Year(s): 2025

2. What types of recreational vessels did you observe navigating in the area?

Pleasure boats, small skiffs.

3. What were the approximate size of the recreational vessels you observed?

20ft and under

4. How many recreational vessels did you observe navigating in the area?

No more than one observed at a time.

5. Did any recreational vessels transit through the boundaries of the proposed site?☐ Yes ☒ No

If yes, how many recreational vessels transited through the boundaries:

6. What is the typical direction of recreational vessel traffic?

Northeast to Southwest or vice versa.

C. MOORINGS**1. When did you complete your observations of moorings in the area?**

Include the month(s) and year(s).

Month(s): July through October Year(s): 2025

2. Are there any moorings within the vicinity of the proposed lease site?☐ Yes ☒ No**3. How many moorings are within 1,000 feet of the proposed site?**

3

4. What type of vessels utilize the moorings? Check all that apply.☐ Commercial
☒ Recreational**5. What is the distance (in feet) from the**

Roughly 700ft from the proposed site.

6. What is the typical direction of commercial vessel traffic?

Northeast to Southwest or vice versa.

B. RECREATIONAL NAVIGATION**1. When did you complete your observations of recreational vessel navigation in the area?**
Include the month(s) and year(s).

Month(s): July through October Year(s): 2025

2. What types of recreational vessels did you observe navigating in the area?

Pleasure boats, small skiffs.

3. What were the approximate size of the recreational vessels you observed?

20ft and under

4. How many recreational vessels did you observe navigating in the area?

No more than one observed at a time.

5. Did any recreational vessels transit through the boundaries of the proposed site?☐ Yes ☒ No

If yes, how many recreational vessels transited through the boundaries:

6. What is the typical direction of recreational vessel traffic?

Northeast to Southwest or vice versa.

C. MOORINGS**1. When did you complete your observations of moorings in the area?**

Include the month(s) and year(s).

Month(s): July through October Year(s): 2025

2. Are there any moorings within the vicinity of the proposed lease site?☐ Yes ☒ No**3. How many moorings are within 1,000 feet of the proposed site?**

3

4. What type of vessels utilize the moorings? Check all that apply.☐ Commercial
☒ Recreational**5. What is the distance (in feet) from the**

Roughly 700ft from the proposed site.

proposed lease site to the closest observed mooring?	
6. What is the length (in feet) of the vessel that utilizes this mooring?	Roughly 20ft or Under

D. COMMERCIAL FISHING

1. When did you complete your observations of commercial fishing in the area? Include the month(s) and year(s).	
Month(s): July through October	Year(s): 2025
The following questions are specific to commercial fishing that may occur within the boundaries of the proposed site.	
2. Does any commercial fishing occur within the boundaries of the proposed site?	☐ Yes ☒ No
3. List the type of commercial fishing that occurs within the boundaries of the proposed site.	
4. What months does commercial fishing activity occur within the boundaries of the proposed site?	
5. How many people commercially fish within the boundaries of the proposed lease area?	
The following questions are specific to commercial fishing that may occur within the vicinity of the proposed site.	
6. Does any commercial fishing occur within the vicinity of the proposed site?	☒ Yes ☐ No
7. List the type of commercial fishing that occurs within the vicinity of the proposed site.	Lobstering
8. What months does commercial fishing activity occur within the vicinity of the proposed site?	July through October
9. How many people commercially fish in the vicinity of the proposed site?	One to two, not including ourselves.

E. RECREATIONAL FISHING

1. When did you complete your observations of recreational fishing in the area? Include the month(s) and year(s).	
Month(s): July through October	Year(s): 2025
The following questions are specific to recreational fishing that may occur within the boundaries of the proposed site.	
2. Does any recreational fishing occur within	☐ Yes ☒ No

the boundaries of the proposed site?	
3. List the type of recreational fishing that occurs within the boundaries of the proposed site.	
4. What months does recreational fishing activity occur within the boundaries of the proposed site?	
5. How many people recreationally fish within the boundaries of the proposed lease area?	
The following questions are specific to recreational fishing that may occur within the vicinity of the proposed site.	
6. Does any recreational fishing occur within the vicinity of the proposed site?	☐ Yes ☒ No
7. List the type of recreational fishing that occurs within the vicinity of the proposed site.	
8. What months does recreational fishing activity occur within the vicinity of the proposed site?	
9. How many people recreationally fish in the vicinity of the proposed site?	

F. RIPARIAN INGRESS AND EGRESS

1. When did you complete your observations of riparian ingress and egress in the area? Include the month(s) and year(s).	
Month(s):	Year(s):
2. Describe the shoreline in the vicinity of the lease proposal.	
Sandy beach to rocky cliff/steep areas.	
3. Have you observed any riparian owned vessel(s) accessing the shoreline?	☒ Yes ☒ No
4. What type of vessel(s) did you observe?	Skiff
5. Describe the length (in feet) of the vessel(s).	10ft approximately
6. Describe the surrounding uplands in the vicinity of the lease proposal.	
Steep rocky areas with trees, ferns. Sandy beach to somewhat of a marsh and lawn areas.	

G. DOCKS

1. Are there any docks in the area?	☒ Yes ☐ No
2. If yes, how many are within 1,000 feet of the proposed site?	One
3. Have you observed any vessels accessing or secured to the docks?	☒ Yes ☐ No
4. If yes, what is the length (in feet) of the vessels observed?	was approximately Up to 20ft with outboard
5. What is the distance (in feet) from the proposed lease site to the closest observed dock?	Roughly 900ft

H. OTHER WATER RELATED USES

Do any of the following activities occur within the vicinity of the proposed site? Check all that apply and answer the associated questions.			
Activity	Month(s) of Observation	How many persons or vessels were engaged in the activity?	Location
☐ Kayaking			☐ Within the proposal boundaries ☐ Within the vicinity of the proposed site.
☐ Swimming			☐ Within the proposal boundaries ☐ Within the vicinity of the proposed site
☐ Other. Please specify:			☐ Within the proposal boundaries ☐ Within the vicinity of the proposed site.

I. OTHER AQUACULTURE SITES**1. Limited Purpose Aquaculture (LPA) License(s)**

Are there any LPA licenses within the boundaries of the proposed site?	Aside from my own, no.
If yes, provide the LPA site ID(s)	JZL0124, JZL0224, JZL0324, JZL0424.
Are there any LPA sites within 1,000 feet of the boundaries of the proposed site?	Yes No
If yes, provide the LPA site ID(s)	JZL0324 - JZL0424

2. Experimental Aquaculture Lease(s)

Is any portion of an experimental lease within the boundaries of the proposed site?	No
If yes, provide the experimental lease site ID	
Is there an experimental lease within 1,000 feet of the boundaries of the proposed site?	
If yes, provide the experimental lease site ID	

3. Standard Aquaculture Lease(s)

Is any portion of a standard lease within the boundaries of the proposed site?	No
If yes, provide the standard lease site ID	
Is there a standard lease within 1,000 feet of the boundaries of the proposed site?	
If yes, provide the standard lease site ID	

8. OPERATIONAL CAPABILITY

This section asks questions about technical capability, compliance history, and estimated costs.

A. TECHNICAL CAPABILITY

Do you or any other applicant hold existing aquaculture sites?	☒ Yes ☐ No		
If yes, please complete the table below for each aquaculture site held. Please attach additional entries as necessary.			
Name of Holder	Type of Site	Site ID	Acreage (if a lease). Do not provide a size for LPA sites.
Jay Zlotkowski	☐ Experimental ☐ Standard ☒ LPA	J2L0124, J2L0224 J2L0324, J2L0424	
	☐ Experimental ☐ Standard ☐ LPA		
	☐ Experimental ☐ Standard ☐ LPA		
	☐ Experimental ☐ Standard ☐ LPA		
	☐ Experimental ☐ Standard ☐ LPA		
	☐ Experimental ☐ Standard ☐ LPA		
	☐ Experimental ☐ Standard ☐ LPA		
	☐ Experimental ☐ Standard ☐ LPA		
	☐ Experimental ☐ Standard ☐ LPA		

List your skills and experiences working on the water:

Growing up on the water, I have worked lobstering, operating a variety of different vessels. Setting and collecting spat lines. Setting up and operating LPA sites.

B. COMPLIANCE HISTORY

Have you been convicted of violating any state or federal marine resource laws?	☐ Yes ☒ No
Have you been adjudicated to be responsible for violating any state or federal marine resource laws?	☐ Yes ☒ No

C. FINANCIAL ESTIMATES

Use the space below to provide requested cost estimates of the planned aquaculture activities, if approved, as they relate to this proposal.	
Annual Lease Rent	\$100/Acre/year — \$400.00
Annual DMR Licensing Fees	Application \$750.00 AL x2 \$266.00 Spat \$75
Annual cost to maintain the bond or commitment amount for the escrow account	Commitment amount of \$5000
Annual Equipment Costs	Initial Setup \$30,000
Annual Maintenance Costs	Rough estimate of \$1,300

9. RIPARIAN LANDOWNER NOTIFICATION

Is the proposal within 1,000 feet of shorefront land (which extends to mean low water or 1,650 feet from shore, whichever is less, according to NOAA charts).

☒ Yes ☐ No

If yes, please submit the following:

- ☒ Include a completed riparian landowner list. If the site is in more than one municipality, you need to submit separate lists for each town/city.
- ☒ Make sure the list is certified by the municipality. The person certifying the list on behalf of the municipality should review the tax records and is typically the town clerk, tax assessor, or other individual familiar with these records.
- ☐ Include a tax map that displays the: town name, parcels numbered clearly, legible scale, and boundaries of the proposed lease site.

RIPARIAN LANDOWNER LIST

THIS LIST MUST BE **CERTIFIED** BY THE TOWN CLERK

On this list, please include the map number, lot number, and the current owners' names and mailing addresses for all shorefront parcels within 1,000 feet of the lease site. 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 riparian parcels are located within more than one municipality, provide a separate, tax map and certified riparian list for each municipality.

TOWN OF: Islesboro

MAP #	LOT #	Landowner name(s) and address(es)
5	2A	<u>South Point LLC</u> c/o Josiah Emery 2060 Mound Street Los Angeles, CA 90068

Please use additional sheets if necessary and attach hereto.

CERTIFICATION

I, Janet Anderson, Town Clerk for the Town of Islesboro 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: Janet Anderson DATE: 7/6/2026

SEVEN HUNDRED ACRE ISLAND

MIS

Seildorf
4514 22

Emery

2A
STAC
REC

South Point, LLC

Direction
of
flow
↓
Site



150 Main Street, P.O. Box 21

DISCLAIMER:

[illegible]

PREPARED BY

REGIONAL ENERGY AND MEDIA, INC.
2010 ALPHEUS ROAD PO BOX 650
TAMMSPORT, MISSISSIPPI 39291

TEL 034-266 FAX 261 34-2000

...and that from 1960 to 1962, the ... was ... of ...

NOTE:

NOTES: ACETATE IS REPORTED ON
AN AN OIL OF RECORD
NOTES: ACETATE CALCULATED FROM
OIL RECORDS AS SHOWN

MAP LEGEND

PARTIAL ANSWERS 17

PARTIAL CUMULATION 101

Physical Area	2.034
Water	0.000

2000 6/24 11:59 AM

REPRODUCTION FOR RESEARCH —

1

PALETTE BOARD
ROLL SHEET OF BAY
EASTERN LITE
FURNITURE FRONT OF WAY
RENOVATION
BUILDING FOOTPRINT

APRIL 1, 2016

200 100 0 100 200

SCALE 1 INCH = 200 FEET

PROPERTY MAP
TOWN OF ISLESBORO
WALDO COUNTY, MAINE



TOWN OF CHESTER
150 MAIN ROAD, PO BOX 76
CHESTER, N.H. 03038

DISCLAIMER:

EVERY EFFORT IS MADE TO ENSURE THE
FACTS OF THESE TAX MAPS. THEY ARE INTENDED
ASSESSMENT PURPOSES ONLY. THE TAX MAPS
THE TOWN OF ISLEDOOM ARE MADE AVAILABLE
PUBLIC, BUT RELIANCE ON ANY INFORMATION
AND THEREIN IS AT THE USER'S OWN RISK.
NONE OF ISLEDOOM DOES NOT GUARANTEE THE
FACTS, RELIABILITY, COMPLETENESS OR TIMELINESS
OF INFORMATION ON THESE MAPS AND IS NOT
FOR ANY LOSSES CAUSED BY ANY PERSON'S
USE OF THESE MAPS. ALL COPYRIGHTS AND
RIGHTS TO STATUTORY TEXT ARE RESERVED
TOWN OF ISLEDOOM. BUILDING ENLARGES ARE
47 10 SPRING 2004.

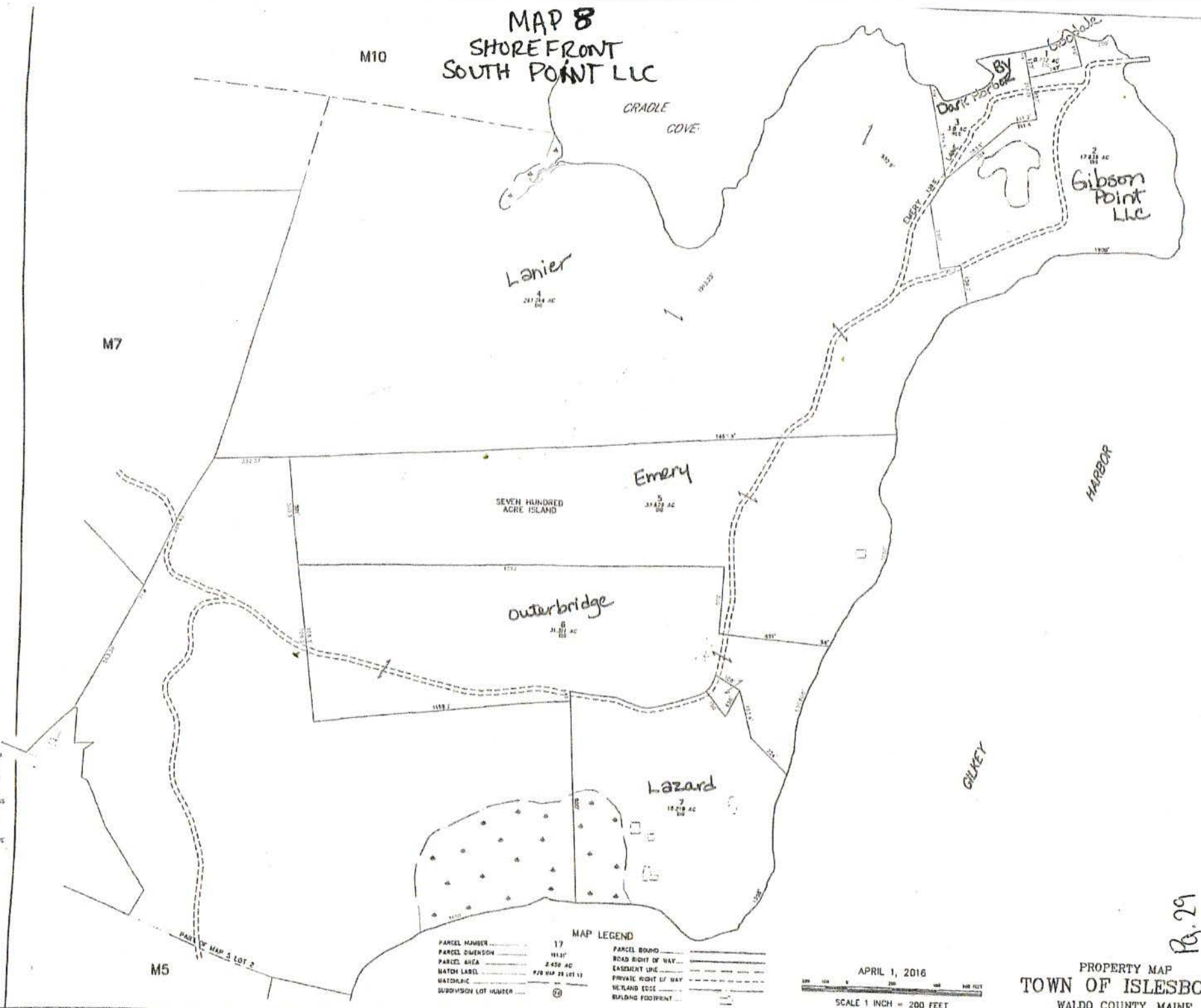
PREPARED BY:

AERIAL SURVEY AND PHOTO, INC.
540 AIRPORT ROAD PO BOX 829
HOBBSVILLE, MADE 04857
207 834-2008 FAX 207 834-2008

STATE PLANE COORDINATE GRID
ST ZONE, HAD 1983; US SURVEY FEET
MAGNETIC, SPRING 2004 STATE OF MARY
DIGITAL ORTHOPHOTOGRAPHY

NOTE:

INDICATES ACREAGE AS DENOTED ON
PLAN OR DEED OF RECORD.
INDICATES ACREAGE CALCULATED FROM
ANGEL BOUNDARIES AS EXISTING.



Pg. 29

PROPERTY MAP
TOWN OF ISLESBO
WALDO COUNTY, MAINE

11. RENDERINGS & ATTACHMENTS

SITE LOCATION

A. BOUNDARY DRAWING

Depict the boundaries of the proposed site with corners labeled as referenced in the site coordinate table. Start with corner 1 (NW corner) and proceed clockwise with the labeling.

- ☒ Label the rendering 'Boundary Drawing'
- ☒ All corners are labeled in accordance with the instructions and match the coordinate table.

B. VICINITY MAP

Using a NOAA Chart, show the area within a minimum of 3,000 feet of the proposed lease site.

The vicinity map needs to include the following:

- ☒ Label the rendering 'Vicinity Map'
- ☒ Lease boundaries
- ☒ 1,000-foot radius buffer around each corner
- ☒ Arrow indicating true north
- ☒ Scale bar

GEAR SCHEMATICS

If you are proposing any gear or structure, you must provide the following renderings.

C. OVERHEAD VIEW

- ☒ Label the rendering 'Overhead View'
- ☒ Include the maximum layout of all gear, including moorings
- ☒ Label each gear type
- ☐ Depict the location of floats or other associated structure
- ☒ Approximate spacing between gear in feet
- ☒ Length and width of the proposed site
- ☒ Lease boundaries and the location of proposed corner markers and any additional gear markers that would be present.
- ☒ Gear orientation

D. SEASONAL OVERHEAD VIEW

If there are seasonal changes to the gear layout (i.e. overwintering), submit an overhead view depicting the following:

- ☐ Label the rendering 'Seasonal Overhead View'
- ☐ Include the maximum layout of all gear, including moorings

- ☐ Label each gear type
- ☐ Depict the location of floats or other associated structure
- ☐ Approximate spacing between gear in feet
- ☐ Length and width of the proposed site
- ☐ Lease boundaries and the location of proposed corner markers and any additional gear markers that would be present
- ☐ Gear orientation

E. CROSS SECTION VIEW

- ☒ Label the rendering 'Cross Section View'
- ☒ Profile of gear in cross-section as it will be deployed
- ☒ Label each gear type
- ☒ Depict mooring type
- ☒ Depict mooring scope
- ☒ Depict mooring hardware
- ☒ Depict mooring line type and size
- ☒ Depict the depth of the gear in relationship to the water's surface at both mean low water and mean high water

F. SEASONAL CROSS SECTION VIEW

If there are seasonal changes to the gear layout (i.e. overwintering), submit a cross section view depicting the following:

- ☐ Label the rendering 'Seasonal Cross Section View'
- ☐ Profile of gear in cross-section as it will be deployed
- ☐ Label each gear type
- ☐ Depict mooring type
- ☐ Depict mooring scope
- ☐ Depict mooring hardware
- ☐ Depict mooring line type and size
- ☐ Depict the depth of the gear in relationship to the water's surface at both mean low water and mean high water

G. STRUCTURE/FLOAT SCHEMATICS

Provide a schematic or photos of any structures or floats that are proposed. The schematic(s) need to include the following:

- ☐ The location of any lights (if applicable)
- ☐ Approximate location of any mechanized equipment that may be used or stored on the structure. The equipment must be labeled.

H. EQUIPMENT LAYOUT

- ☐ Provide schematic or photographic renderings of the generalized layout of the equipment as depicted from **two** vantage points on the water (i.e. what will your site look like on the water from different points)
- ☐ Provide the locations of the two vantage points.

OTHER ATTACHMENTS**I. OIL SPILL PREVENTION AND CONTROL PLAN**

If petroleum products are stored on the proposed site, you need to attach a spill prevention and control plan. It must include the following:

- ☐ Procedures and control measures to prevent spills.
- ☐ Measures to contain, cleanup, and mitigate the effects of an oil spill that has impacted navigable waters or adjoining shorelines.

J. FINANCIAL INSTITUTION LETTERS

- ☐ In accordance with regulation, you must include a letter from a financial institution indicating you have an account in good standing. If there are multiple applicants, they each submit letters.

K. INTERTIDAL SITES

If any portion of the proposed site is above mean low water, you need to provide the following under 1) and 2):

1. Landowner Written Permission

All riparian owners whose intertidal lands will be used for aquaculture need to give the applicant written permission to use intertidal lands. You need to submit this written permission with your application. DMR will not accept the application without the required permission.

The written permission must include the following:

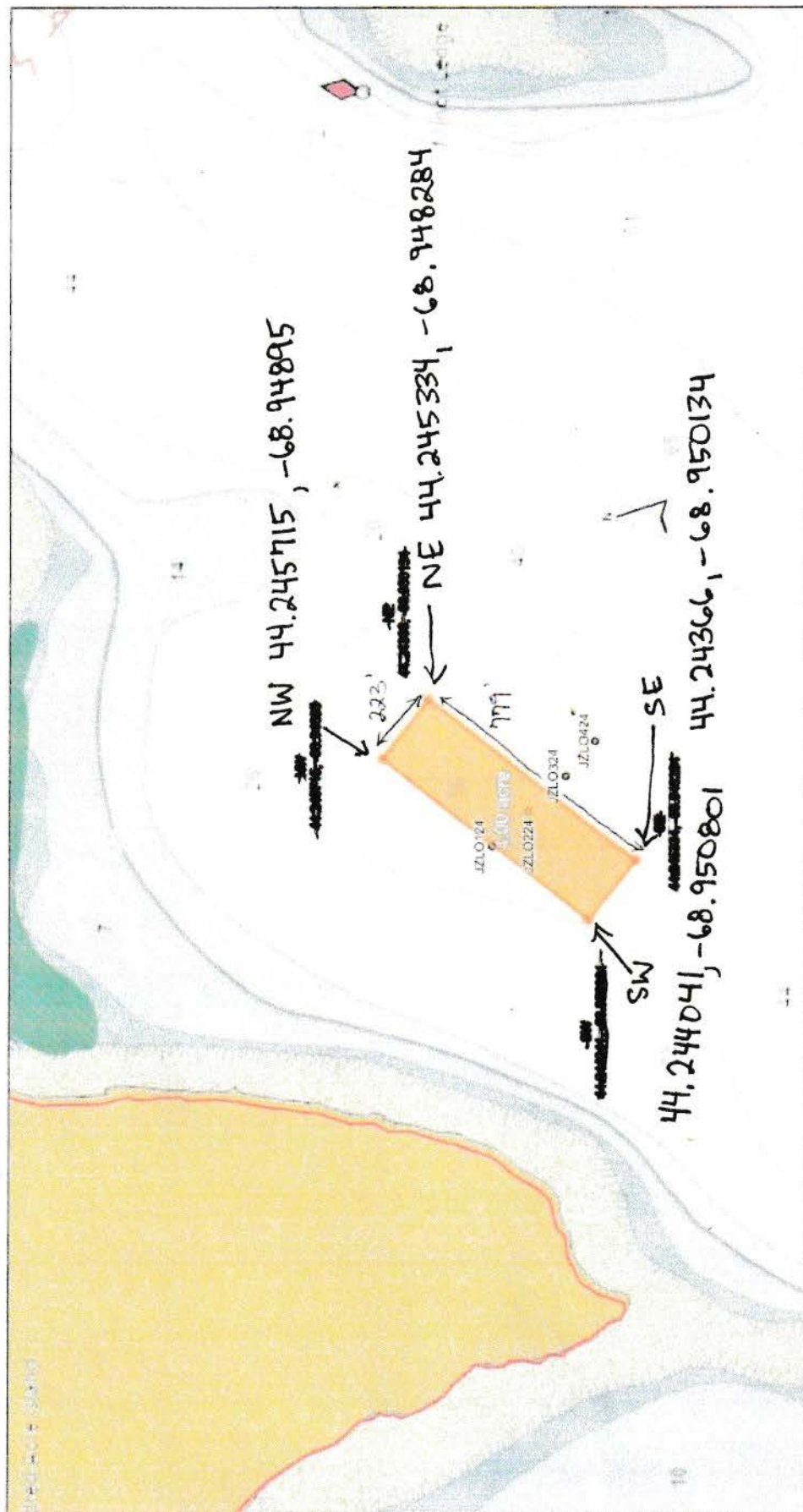
- ☐ The map and lot number of the parcel to which the permission applies, which needs to match what is listed on the riparian landowner list.

10. SITE COORDINATES

This section will ask you to provide your coordinates in decimal degrees, starting with the NW corner and proceeding clockwise. WGS-84 is the required datum.

Corner Label	Latitude (N)	Longitude (W)
1 (NW corner)	44.245715	-68.94895
2 NE	44.245334	-68.948284
3 SE	44.24366	-68.950134
4 SW	44.244041	-68.950801
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

A. BOUNDARY DRAWING



4/7/2026 6:32:39 PM

- Override 1
- Override 1
- Override 1
- Experimental Lease 2026 Coordinates

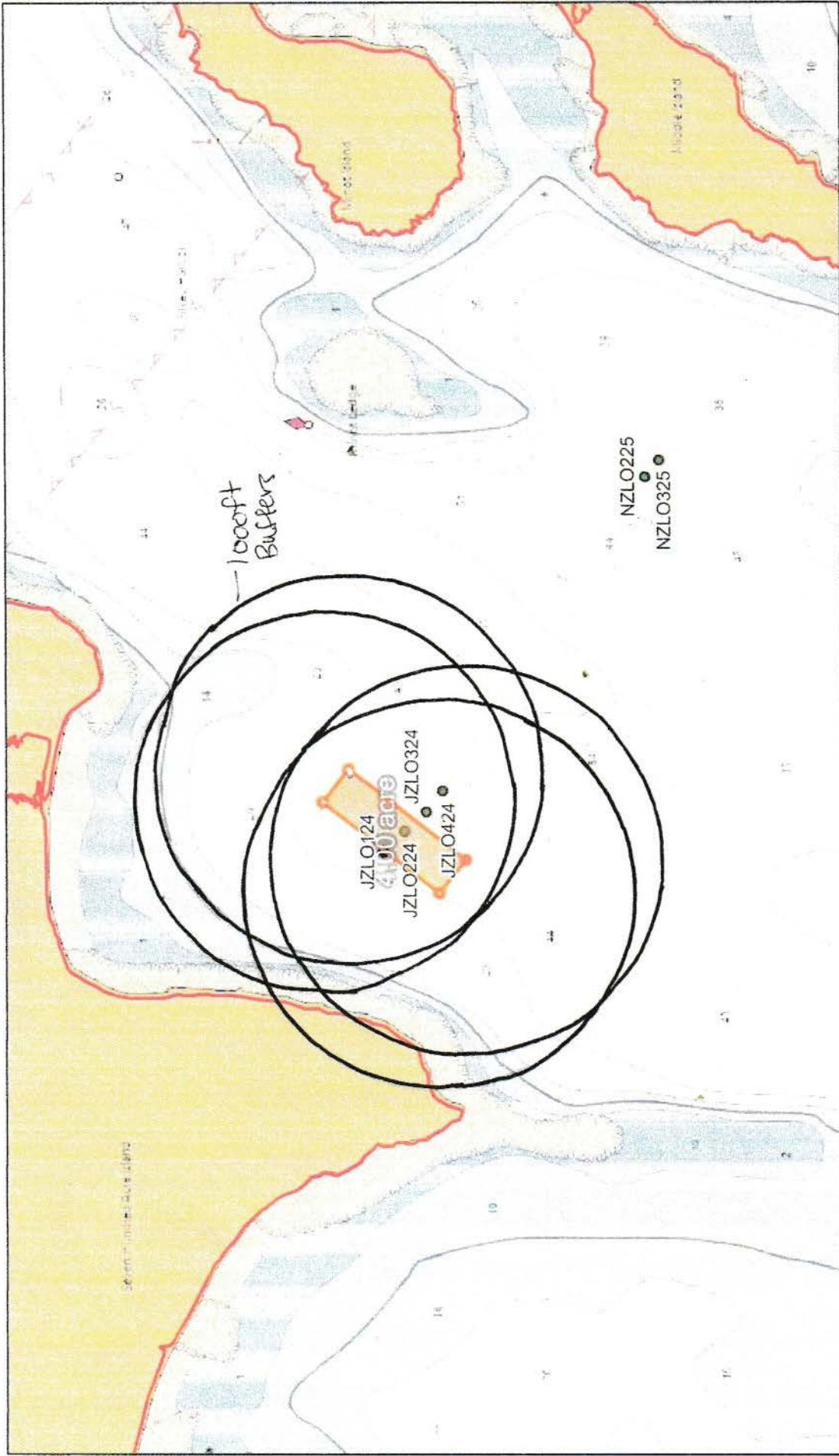
- Active
- Tidal Waterfowl and Wading Bird Habitat
- Eelgrass 2010
- Bacterial Closures
- Approved

- 40-70%
- Maine Highest Astronomical Tide Line

1:4,783



Maine Department of Marine Resources Bureau of Public Health & Aquaculture



2/23/2026, 10:44:37 AM

Experimental Lease 2026 Coordinates

Approved

Maine Highest Astronomical Tide Line



0 0.05 0.1 0.2 0.2 mi

0 0.1 0.2 0.4 km



Maine Department of Marine Resources, Bureau of Public Health & Aquaculture

44.24366, -68.950134

CROSS SECTION VIEW

NOTE: MOORING LINES
HAVE 30' ADDITIONAL
LENGTH AT MHW

SITE MARKER BUOYS

GEAR MARKER BUOYS

3/8"-1"
ROPE
PORTWARD FLOAT
+ STEEL LINE R
SINK

3/8"-1" CHAIN

3/8"-1"
THIMBLE +
SHACKLE

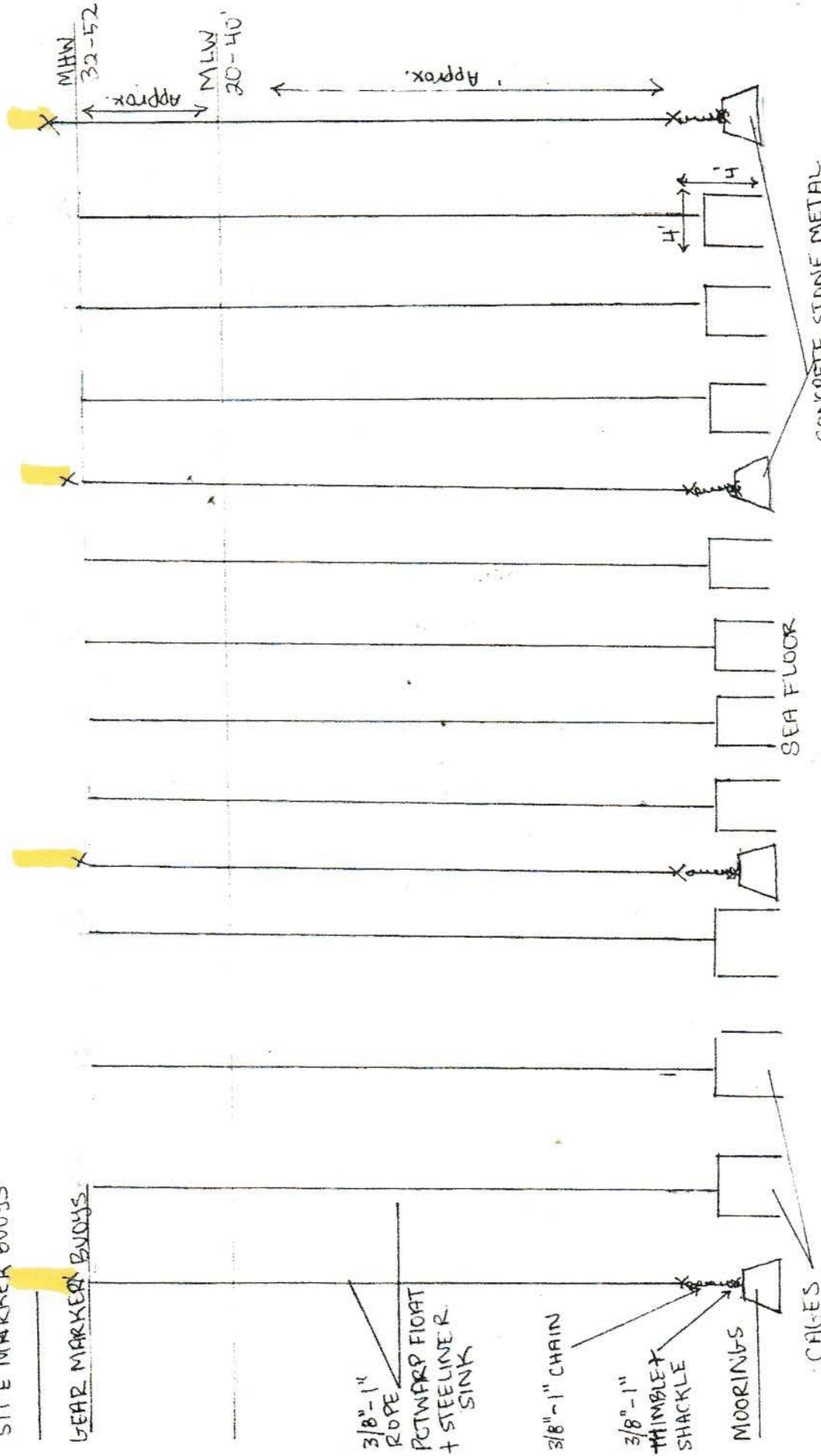
MOORINGS

CAGES

SEA FLOOR

CONCRETE, STONE, METAL
50-400 LBS

X = 3/8"-1" THIMBLE + SHACKLE

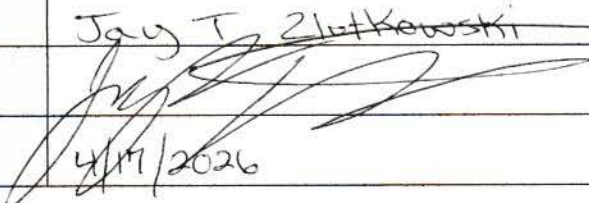


12. ACKNOWLEDGEMENT AND SIGNATURE PAGE

Every listed applicant needs to complete and include a copy of this form with the submission. If the applicant is a company, this needs to be completed and signed by a person authorized to make such certifications and submissions on behalf of the company.

Please read and check box confirming understanding

- ☒ I have read DMR's aquaculture laws and regulations and will comply with those provisions.
- ☒ I understand that lease proposals are evaluated in consideration of applicable decision criteria and processed in accordance with relevant law and rules. Applying for a lease is not a guarantee that this site will be granted or otherwise granted as originally applied for.
- ☒ I understand that lease application fees are non-refundable.
- ☒ I understand that falsifying any information in this application will result in termination of the application or other enforcement action.
- ☒ I understand that it is my responsibility to submit a copy of this application to the U.S. Army Corps of Engineers (USACE) and that their review process is separate from DMR's. If I have questions about the USACE process or review, I will contact that agency.
- ☒ I read the lease application instructions. I will follow the instructions and provide any requested information in a timely manner.
- ☒ If the lease is granted, I understand that all gear, including moorings, are required to remain within the boundaries of the proposed lease site at all tidal stages. I understand that if the lease is granted, failure to keep gear, including moorings, within the boundaries of the site will result in compliance action including possible revocation of the site.
- ☒ I will mark the site in accordance with Chapter 2.80 of DMR's regulations.

Printed Name	Jay T. Zlotkowski
Signature	
Date	4/17/2026