

STANDARD LEASE CONVERSION APPLICATION: NON-DISCHARGE

This application is to convert an existing experimental lease to a standard lease. The site currently exists, and the conversion process prohibits the applicant from making changes to what is currently authorized. Since changes cannot be made during this process, please refer to the experimental lease decision for a description of the site and what is currently authorized. Lease decisions are available at the link below. The holder will be required to hold a scoping session on this conversion request. Members of the public are encouraged to review this application prior to the scoping session, so they can provide feedback to the applicant. The applicant will eventually be required to submit a final application to the Department, which will be subject to a comment period and possible public hearing.

Additional information about the leasing process including copies of lease decisions is available at: <https://www.maine.gov/dmr/aquaculture>

1. APPLICANT INFORMATION**A. CONTACT PERSON**

Name of Lease Holder(s):	Jeff Schroeder
Contact Person:	Jeff Schroeder
Email:	jeffschroeder1@yahoo.com
Telephone:	2077066567

B. MAILING ADDRESS

Street Address:	PO Box 94
City:	Port Clyde
State:	ME
Zip Code:	04855

C. PHYSICAL ADDRESS

☐ Same as mailing address

Street Address:	162 Drift Inn Rd
City:	Port Clyde
State:	ME
Zip Code:	04855

D. PAYMENT METHOD
☐ Check ☒ Credit Card
E. APPLICATION TYPE
☒ Draft Application ☐ Final Application
F. PRE-APPLICATION MEETING

Date the meeting was held:	02/06/2026
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G. SCOPING SESSION

Date scoping session held:	05/08/2026
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2. PROPOSAL INFORMATION**A. LEASE INFORMATION**

Experimental Lease Site ID:	SGR TCx
Town where site is located:	St. George
Lease Term Requested:	20 years

B. INTERTIDAL SITE

Is any portion of the lease site above mean low water?	☐ Yes ☒ No
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3. WATER QUALITY

A. GROWING AREA CLASSIFICATION

Growing Area Designation	WU
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	

B. 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:

For bird waste I will flip the bags bi-weekly and move oysters to the raft prior to sales where they are submerged up to 4 feet. The oysters will remain on the raft at least a week prior to sales. The oysters in the raft are in mesh cages that hang below the raft. There are wooden lids that cover each cages so they are not exposed to bird feces as they are in the mesh bags on the farm. In addition to the lids, I will experiment with a fake owl mounted on a pole. If that doesn't work, I will try a "repeller 360" device similar to the ones used on boats and docks. Reflective tape didn't work for me

4. OPERATIONS

A. OTHER AQUACULTURE SITES

1. Limited Purpose Aquaculture (LPA) License(s)

Are there any LPA licenses within the boundaries of the site?	No
If yes, provide the LPA site ID(s)	
Are there any LPA sites within 1,000 feet of the boundaries of the site?	No
If yes, provide the LPA site ID(s)	

2. Experimental Aquaculture Lease(s)

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

3. Standard Aquaculture Lease(s)

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

B. TECHNICAL CAPABILITY

Does the holder(s) of this site hold any other 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) <i>Do not provide a size for LPA sites.</i>
Jeffrey Schroeder	☐ Experimental ☐ Standard ☒ LPA	JSCH820	
	☐ Experimental ☐ Standard ☐ LPA		
	☐ Experimental ☐ Standard ☐ LPA		
	☐ Experimental ☐ Standard ☐ LPA		
	☐ Experimental ☐ Standard ☐ LPA		
	☐ Experimental ☐ Standard ☐ LPA		

List your skills and experiences working on the water:

I worked for one of the largest oyster companies in Maine for three seasons (2019-2022) and started my own farm in 2020. I've operated an oyster farm consisting of 3 LPAs on Turkey Cove since late 2020. DMR granted me an experimental lease in 2024. I also serve as the regional shellfish warden which involves enforcing the shellfish ordinance and includes boat patrols and water sampling of the St. George River.

C. 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

D. FINANCIAL ESTIMATES

Use the space below to provide requested cost estimates of the aquaculture activities, if approved, as they relate to this proposal.	
Annual Lease Rent	\$100
Annual DMR Licensing Fees	\$133
Annual cost to maintain the bond or commitment amount for the escrow account	\$100
Annual Equipment Costs	\$1500
Annual Maintenance Costs	\$1000

5. RIPARIAN OWNER NOTIFICATION

Is the site 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
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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

Using municipal tax records, complete the table below for all riparian shorefront parcels within 1,000 feet of the proposed lease site. **It is the applicant's responsibility to assemble the information for the municipality to certify.** The municipality only certifies that the information is correct according to the town's tax records. Once you have completed the form, ask the municipality to complete the certification section below. Attach additional pages as necessary.

Name of Municipality:	St. George
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Tax Map Number	Lot Number	Name of Landowner(s)	Mailing Address (based on municipal tax records)
211	003	Emma Sewell	10 Happy Dirt Rd, Tenants Harbor, ME 04860
211	007	Turkey Cove LLC	43 Skippers Way, Tenants Harbor, ME 04860
207	022	Thomas Family Revocable Trust	2100 Kings Hwy #768, Port Charlotte, FL 33980
206	073	Turkey Cove Glenmere LLC	31 Garden Place, Brooklyn, NY 11201
211	001	Turkey Cove Realty LLC	290 Little Harbour Lane, Naples, FL 34102
211	002	Susan Marine	11118 E. Wise Ln, Floral City, FL 34436
211	010	Arthur Merrow	357 Turkey Cove Rd, Tenants Harbor, ME 04860
211	012	Vernon Thompson	PO Box 176, Port Clyde, ME 04855

Town Certification

By signing below, I am certifying on behalf of the municipality listed above that the names and addresses of the property owners, including the map and lot numbers, are those listed in the records of this municipality and are current as of this date.

Printed Name:	<i>William R. Batty, Jr.</i>
Signature:	<i>William R. Batty, Jr.</i>
Position: <i>Mayor</i>	☒ Town Clerk ☐ Town Assessor ☐ Other town official. Please specify:
Date:	<i>02/26/26</i>

6. OTHER ATTACHMENTS

FINANCIAL INSTITUTION LETTERS

☐ In accordance with regulation, you must include a letter from a financial institution indicating you have an account in good standing. Each lease holder must provide a letter.

INTERTIDAL SITES

If any portion of the 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.

☐ The letter must include the names(s) of the landowner(s). If the parcel is held by multiple people, each individual needs to provide permission. It can be included in the same letter, but it needs to be clear that all owners of the parcel consent.

☐ The letter must clearly state that the parcel owner is giving the applicant(s) **permission to use their intertidal lands** for the proposed aquaculture activities. General letters of support from the parcel owner do not satisfy this requirement.

☐ If the intertidal land is owned by the applicant(s) then an 'Applicant Statement' must be included with the submission. The submission needs to include the map and lot number of the parcel owned.

2. Municipal Permission:

Does the municipality have a shellfish conservation program in accordance with 12 M.R.S.A. section 6671?	☐ Yes ☐ No
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If you selected “no” then part 2 is not required.

If you selected “yes” then you also need to submit the following with your application:

The **municipal officers** need to consent to using the intertidal area. Consent means that a majority of the municipal officers voted to grant permission to use the intertidal area. The vote needs to occur during a public meeting.

After the meeting, you will need to submit one of the following:

A copy of the final meeting minutes that includes the text of the motion and the results of the vote, which demonstrates that a majority of municipal officers gave consent to the applicant(s) to use the intertidal area. Draft copies of meeting minutes will not be accepted.

OR

A letter from the municipality that summarizes the meeting when the vote was taken. The letter needs to include:

- ☐ The date of the meeting.
- ☐ Text of the motion.
- ☐ The vote of each municipal officer (they need to be individually named).
- ☐ Name and title of the individual submitting the letter on behalf of the town.

7. ACKNOWLEDGEMENT AND SIGNATURE PAGE

Every listed lease holder needs to complete and include a copy of this form with the submission. If the holder 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 each 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 authorized. If the application is denied, I am responsible for removing all gear, including moorings, in accordance with the law.
- ☒ 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.
- ☒ I understand that I cannot make any changes to what was originally authorized except that I may be required by the DMR to modify aspects of operations related to light, noise, or visual impacts to comply with associated mitigation requirements.

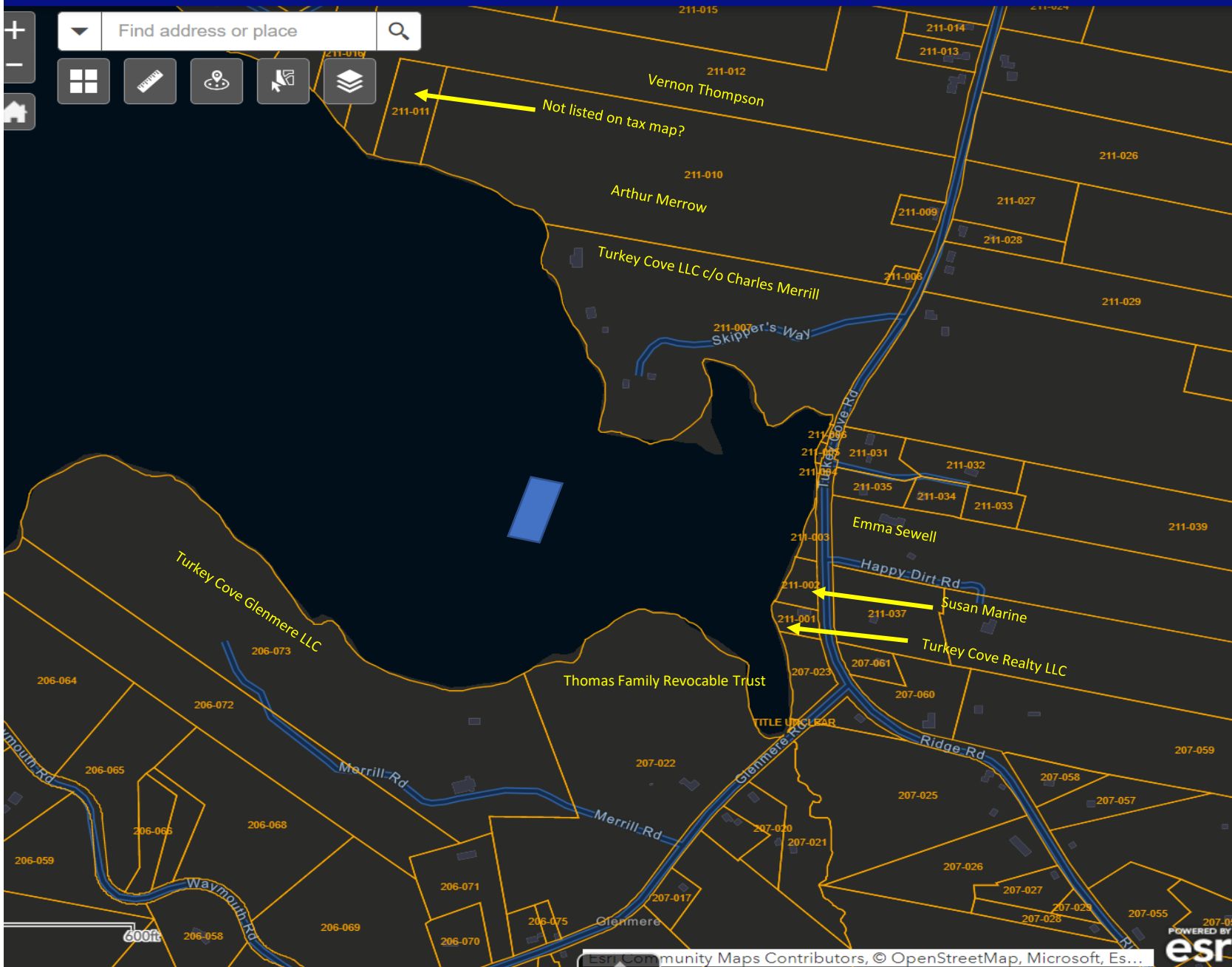
Printed Name	Jeffrey Schroeder
Signature	
Date	5/25/26



Maine Geolibary Parcel Viewer Application



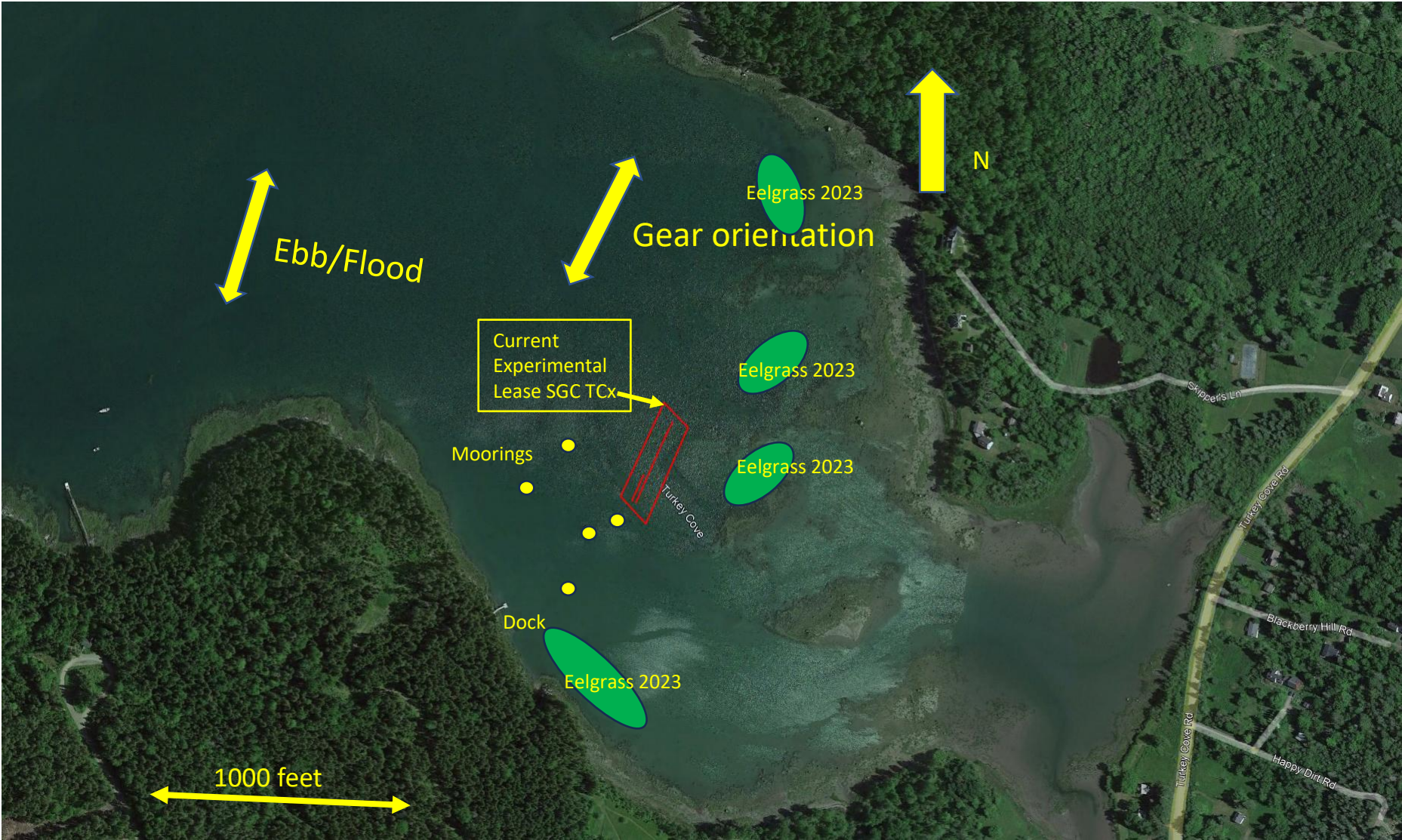
Find address or place



Location: Turkey Cove, St.
George, ME

VICINITY MAP

Experimental Lease Conversion



Boundary coordinates

NW corner:
43.958798
-69.260993

NE corner:
43.958599
-69.260649

SW corner:
43.957872
-69.261362

SE corner:
43.957655
-69.260981

AQUACULTURE PUBLIC SCOPING SESSION

May 8, 2026

4:00 p.m.

Jackson Memorial Library

71 Main Street

Tenants Harbor, ME 04860

Applicant: Jeff Schroeder

**Culture Type: Suspended culture
(gear on bottom and/or suspended)**

Species: Shellfish

Town: St. George

Waterbody: St. George River

Term and Acreage: 20 years; 0.91 Acres

If the scoping session listed above is cancelled, an alternate scoping session will be held on May 13, 2026, at the same location and time. Notice of a cancellation will be posted on DMR's website under 'Meetings and Events.'

What is a scoping session?

At the scoping session, the applicant will explain their tentative proposal to members of the public. It's an opportunity for members of the public to provide feedback on the proposal, prior to the applicant submitting a final application and an eventual public hearing. This meeting does not determine whether the proposal will be granted.

[Click HERE To Learn How to Participate](#)