

Deemed Complete 09.08.2026



APPLICATION FOR LEASE RENEWAL

A. CONTACT PERSON

Name of Applicant:	Mook Sea Farms Inc
Contact Person:	Steve Zimmerman
Email:	Steve@mookseafarm.com
Telephone:	207-350-9758

B. MAILING ADDRESS

Street Address:	321 State Rt 129
City:	Walpole
State:	Maine
Zip Code:	04573

C. PHYSICAL ADDRESS

☒ Same as mailing address

Street Address:	
City:	
State:	
Zip Code:	

D. PAYMENT METHOD

☐ Check	☒ Credit Card
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E. LEASE INFORMATION

Lease Acronym:	DAM EL3
Date Lease Expired:	10/11/2026
Acreage:	15.15
Town:	Newcastle
Length of Renewal Term Requested:	20 years

F. Authorized Marine Organisms

1. Use the table below to list all the marine organisms you cultured on the lease site over the prior term.

	Common Name	Scientific Name
1.	Eastern Oyster	Crassostrea virginica
2.	Bay Scallop	Argopecten irradians
3.	Hard Clam	Mercenaria mercenaria
4.	Surf Clam	Spisula solidissima
5.		
6.		
7.		

2. What was the final disposition of the marine organisms cultured over the prior term?

Check all that apply:

☒ Sold for Commercial Purposes

☒ Nursery site, organisms moved to other site(s) for additional growth

☐ Other. Please specify:

G. Aquaculture Activities During the Prior Lease Term

1. Was aquaculture routinely conducted on the lease site over the prior term?

☒ Yes

☐ No

2. Describe the aquaculture activities conducted or explain why aquaculture was not routinely conducted:

Oysters were placed on the lease into oyster grow cages either directly from hatchery or from other nursery leases. Oysters were grown to market size and then harvested and sold. We grow oyster seed in our state approved hatchery. Seed is then transferred to Mook Sea Farm leases for grow out to market size.

H. Possible Future Use of the Site

1. If the lease is renewed, describe your plans for the site over the course of the requested term.

We plan to continue to use the lease for market oyster grow out, both in surface gear as well as bottom planting stock for market grow out. We also would like have the option of growing Bay Scallops, and Hard Clams in approved gear on the lease.

2. For salmonid sites only. What is the proposed stocking density of pens in the lease area? As a reminder, proposed stocking density of pens in the lease area cannot exceed 30 kilograms per cubic meter per statute.

3. Bird Deterrents. Only complete this section if you are culturing shellfish using suspended gear.

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 site. Use the space below to list your mitigation or deterrent measures:

Most birds can be kept off gear with activity in the area, but if they become an issue, we plan on using large cable ties, sold by Ketcham Taps, which have been shown to be effective in preventing birds from landing on gear. The cable ties are 175lb rated, black, and UV treated.

I. Current Lease Holdings

Does the applicant hold any other leases in Maine?
☒ Yes ☐ No

If “Yes”, complete the table below to list all leases held by the applicant and provide total acreage.

Lease Acronym	Acreage
Dam PP2	28
DAM SW	2.97
DAM DC	3.85
DAM PI2	3.66
DAM EL3	15.15
Total Acreage	53.63

J. Bond or Escrow

In accordance with regulation, lease holders are required to either maintain a performance bond or escrow account.

Check which option applies:
☒ The site is currently covered by a performance bond. You must submit a copy of the current bond with the application.
☐ The site is currently covered by an escrow account/agreement.

K. Tax Maps and Riparian List

Is your existing lease 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**)?

☐ Yes ☐ No

If yes, the following supporting documents are required:

1. Tax Map.

A labeled copy of the appropriate tax map(s) depicting the location of the proposed lease site.

The map(s) needs to include the following elements:

- Label the map "Tax Map: Town of (name of town)."
- Legible scale
- Tax lot numbers clearly displayed
- The boundaries of the existing lease

2. Riparian List.

Please use the Riparian Landowner List (included on the next page) to list the name and address of every shorefront landowner within 1,000 feet of the lease. Have the tax collector or clerk of the municipality certify the riparian 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>

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 existing lease site along with the map and lot number for each parcel. **It is the applicant's responsibility to assemble the information for the Town Clerk to certify.** The Town Clerk only certifies that the information is correct according to the Town's records. Once you have completed the form, ask the Town Clerk to complete the certification section below. If the parcels are within more than one municipality, provide a separate, certified riparian list for each municipality.

TOWN OF: Newcastle

MAP #	LOT #	Landowner name(s) and address(es)
03	41	Eric Marko / Edward Donnelly 264 River Rd, Newcastle ME 04553
03	43C	Charles G Glueck Jr, PO Box 291 Newcastle ME 04553
03	43A	Charles G Glueck Jr, PO Box 291 Newcastle ME 04553
03	43	GLUECK, PETER J, 41 LITTLE POINT ROAD, Newcastle ME 0553
05	02	Joshua and Kristen Allen 238 River Rd Newcastle ME 04553
05	5	William and Mary Vaughn, 30 Schraft Rd, Newcastle ME 04553
05	6	Camp Big MA, LLC 30 Schraft Rd, Newcastle ME 04553
05	6A	Nathan Hale, 175 west 13 th st Apt 6D, NY NY 10011
05	8	William Vaughn Jr, 30 Schraft Rd, Newcastle ME 04553
05	10A	Janice Harmeier/ Christopher Day, 160 River Rd Newcastle ME 04553
05	10	Joeseeph and Jane Dahmen, 156 River Rd, Newcastle ME 04553
05	10B	BREWER, THOMAS L, 10 SWALLOW HILL RD, Newcastle ME 04553
05	11	SHATTUCK, KATHLEEN A, 148 RIVER ROAD, Newcastel ME 04553
11	28	Belinda Neilds, 23 Waterview Lane, Newcastle ME 04553
11	28B	Walter J Ornsteen, PO Box 216, Newcastle ME 04553

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

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

SIGNED:

S. Cameron

DATE:

8/27/26

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 existing lease site along with the map and lot number for each parcel. **It is the applicant's responsibility to assemble the information for the Town Clerk to certify.** The Town Clerk only certifies that the information is correct according to the Town's records. Once you have completed the form, ask the Town Clerk to complete the certification section below. If the parcels are within more than one municipality, provide a separate, certified riparian list for each municipality.

TOWN OF: Damariscotta

MAP #	LOT #	Landowner name(s) and address(es)
01	35	Elizabeth O Sparrell, PO Box 718 Damariscotta ME 04543
01	38	Neil L Parsons Jr, PO Box 762 Damariscotta ME 04543
01	38-3	Neil L Parsons PO Box 762 Damariscotta ME 04543
01	39	Janet Fowle PO Box 395 Damariscotta ME 04543
12	2	Parsons Trust PO Box 492 Damariscotta, ME 04543
12	3	Peterson, Maryann PO Box 1406 Damariscotta, ME 04543
12	4	Dibble, Ann W PO Box 724 Damariscotta, ME 04543
12	5	Guttenplan Trust 136 4th Ave N, Safety Harbor, FL 34695
12	6	RE & PP Pales Trustees, 22 River Rd, Rm 30, Newcastle ME 04553
12	8	RE & PP Fales Trustees, 22 River Rd, Rm 30, Newcastle ME 04553
12	9	Penelope and Bernard Davala, PO Box 308 Damariscotta ME 04543
12	10	Bruce R Jeffery, 2018 Revocable Trust, 24 Front St #1, Marblehead MA 01945
12	11	Jacques Pierre Sasson, 228 Walcott Rd, Chestnut hill MA, 02467
12	12	Rebecca Parsons Trust, PO Box 492, Damariscotta ME 04543
12	13	Edward and Daria White, PO Box 783, Damariscotta ME 04543
12	14	Terrance C Estey Living Trust, 209 Great Rd, Unit A2, Acton MA 01720
12	15	Rebecca Parsons Trust, PO Box 492, Damariscotta ME 04543
12	17	Carpenter Sarah Hebb Trustee, 10 Gorham Rd #2, Medford MA 02155
12	18	Hebb Sarah & George Hebb Jr Trustee, 10 Gorham Rd #2, Medford MA 2155
12	19	Tavassoli, Nader Thomas, PO Box 457 Damariscotta ME 04543
12	20	Ann Dibble, PO Box 724, Damariscotta ME 04543
12	21	Rebecca Parsons Trust, PO Box 492, Damariscotta ME 04543

Please use additional sheets if necessary and attach hereto.

CERTIFICATION

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

SIGNED: Kimberly H. James DATE: 08/27/2026



L. Certification and Submission

- ☒ I understand that lease application fees are non-refundable.
- ☒ No outstanding lease rent is owed.
- ☒ I understand that this application is only to renew the lease with DMR. I understand that I am responsible for obtaining any other state or federal permits that may apply to this renewal.
- ☒ If the renewal is denied, I understand that all gear and product will need to be removed from the site 120 days after the date of the commissioner's decision.
- ☒ This application includes all required attachments, including a copy of the current bond, if applicable.
- ☒ I understand that falsifying any information in this application will result in termination of the application or other enforcement action.

Printed Name	Steven R Zimmerman
Signature	
Date	8/27/2026

RENEWAL OR CONTINUATION CERTIFICATE

LIBERTY MUTUAL INSURANCE COMPANY
175 Berkeley Street, Boston, Massachusetts, 02116

BOND NUMBER: 038009221

PRINCIPAL NAME: MOOK SEA FARMS, INC.

OBLIGEE: **State of Main Department of Marine Resources**

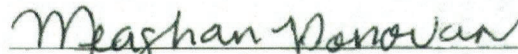
TYPE OF BOND: **License and/or Permit Bond**

BOND AMOUNT: **\$5,000.00**

Said Principal and said Surety hereby agree that the term of said bond is extended from the **19th day of June, 2026 to the 19th day of June, 2027**, subject to all provisions, conditions and limitations of said bond, upon the express condition that the Surety's liability during the original term of said bond and during any extended term shall not be cumulative and shall in no event exceed the sum of **\$5,000.00**

DATED: **June 16, 2026**

LIBERTY MUTUAL INSURANCE COMPANY


Meaghan Donovan, Attorney-in-fact

INVOICE No. 3560000093845**INVOICE**

Aon Reed Stenhouse Inc.
1969 Upper Water Street, Suite 1001
Purdy's Wharf Tower II
Halifax, NS B3J 3R7
tel 902-429-7310 fax 902-429-9087

Account No. 320000114991
Invoice Date 16-Jun-2026
Currency US DOLLAR
Account Executive Leigh, Deena

Mook Sea Farms, Inc.
15 Queen Street
Charlottetown, PE C1A 4A2

Name of Insured	Mook Sea Farms, Inc.		
Policy Number	038009221		
Effective Date	19-Jun-2026	Expiry Date	19-Jun-2027
Particulars			
Renewal	Miscellaneous Commercial Bonds		
Renewal - DAM EL3 - Lease Bond			
Total for Insurers			100.00
	Invoice Total		100.00

Placements with exposures outside of Canada may be subject to self-assessment for taxes and/or fees in foreign jurisdictions. Please consult your independent tax advisor.

1

Premiums are due and payable in full by the effective date of insurance coverage.
Policies must be returned at once if not required.

AON

Please Detach here. Retain top portion for your records and return bottom portion with your payment.

Account No.	Invoice No.	Amount Due	Invoice Currency
320000114991	3560000093845	100.00	US DOLLAR

Please make cheque payable to Aon Reed Stenhouse Inc.

Aon Reed Stenhouse Inc.
See Payment Instructions attached
Voir les directives de paiement

Mook Sea Farms, Inc.
15 Queen Street
Charlottetown, PE C1A 4A2

AON

Filing Fee \$50.00 plus fee

19851189 D 02 06 1985

STATE OF MAINE

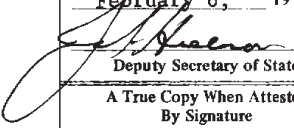
ARTICLES OF INCORPORATION

1910000137112

ARTI

MOOK SEA FARMS, INC.

Fee Paid	\$10 - \$50
C.B.	----
Date	2-6-85
	2

For Use By The Secretary of State FILED
February 6, 19 85
 Deputy Secretary of State
A True Copy When Attested By Signature
Deputy Secretary of State

Pursuant to 13A MRSA §403, the undersigned, acting as incorporator(s) of a corporation, adopt(s) the following Articles of Incorporation:

FIRST: The name of the corporation is Mook Sea Farms, Inc.
and it is located in Maine, at Walpole

SECOND: The name of its Clerk, who must be a Maine resident, and the address of its registered office shall be:

Name Clayton N. Howard
Street & Number Main Street
City Damariscotta, Maine 04543
(zip code)

THIRD: ("X" one box only)

- ☐ a. The number of directors constituting the initial board of directors of the corporation is _____
(See §703, 1.A.)
- b. If the initial directors have been selected, the names and addresses of the persons who are to serve as directors until the first annual meeting of the shareholders or until their successors are elected and shall qualify are:

NAME

ADDRESS

- ☒ There shall be no directors initially; the shares of the corporation will not be sold to more than twenty(20) persons; the business of the corporation will be managed by the shareholders. (See §703, 1.B.)

FOURTH: ("X" one box only)

The board of directors is ☒ is not ☐ authorized to increase or decrease the number of directors.

If the board is so authorized, the minimum number, if any, shall be one directors, (See §703, 1.A.) and the maximum number, if any, shall be ten directors.

FIFTH: ("X" one box only)

☒ There shall be only one class of shares, viz., common
(title of class)
Par value of each share (if none, so state) none
Number of shares authorized 250

☐ There shall be two or more classes of shares.

The information required by §403 concerning each such class is set out in Exhibit _____ attached hereto and made a part hereof.

SUMMARY

The aggregate par value of all authorized shares (of all classes) having a par value is \$ _____.

The total number of authorized shares (of all classes) without par value is 250 shares.

SIXTH: ("X" one box only)

Meetings of the shareholders may ☒ may not ☐ be held outside the State of Maine.

SEVENTH: ("X" if applicable) There are no preemptive rights. ☐

EIGHTH: Other provisions of these articles, if any, including provisions for the regulation of the internal affairs of the corporation, are set out in Exhibit _____ attached hereto and made a part hereof.

DATED: February 5, 1985

INCORPORATORS

William H. Mook
(signature)
William H. Mook
(type or print name)

(signature)

(type or print name)

(signature)

(type or print name)

RESIDENCE ADDRESSES

Street Bristol Road
Damariscotta, ME 04543
(city, state and zip code)
Street _____
(city, state and zip code)
Street _____
(city, state and zip code)

For Corporate Incorporators

By _____
(signature)

(type or print name and capacity)

Street _____
(city, state and zip code)

Articles are to be executed as follows:

If a corporation is an incorporator (§402), the name of the corporation should be typed and signed on its behalf by an officer of the corporation. The address of the principal place of business of the incorporator corporation should be given. The articles of incorporation must be accompanied by a certificate of an appropriate officer of the corporation certifying that the person executing the articles on behalf of the corporation was duly authorized to do so.



MAINE DEPARTMENT OF MARINE RESOURCES

Aquaculture Division, 21 State House Station, Augusta, ME 04333-0021 (207) 350-7815

CORPORATE APPLICANT FORM

Instructions:

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.

Corporations and partnerships must also submit the appropriate supporting documentation with this form, based on the type of entity established. If your entity type is not listed below, please contact the Aquaculture Division at DMRaquaculture@maine.gov for further guidance.

- **Limited Liability Company (LLC):** Submit a signed copy of the Certificate of Formation issued by the Maine Secretary of State.
- **Business Corporation:** Submit a signed copy of the Articles of Incorporation issued by the Maine Secretary of State.
- **Nonprofit Corporation:** Submit a signed copy of the Articles of Incorporation issued by the Maine Secretary of State.
- **Limited Liability Partnership (LLP):** Submit a signed copy of the Certificate of Limited Liability Partnership issued by the Maine Secretary of State.

A. Corporate Applicant

1. Name of Corporation: **Mook Sea Farms Inc**

2. Date of incorporation: **2/6/1985** State of incorporation: **Maine**

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

Name	Address	Title
Mathew Kilfoil	6 Prince St Charlottetown C1A 4P5	Director and Vice President
Steve Langley	6 Prince St Charlottetown C1A 4P5	Director and Treasurer

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

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

Name	Address
Mathew Kilfoil	6 Prince St Charlottetown C1A 4P5
Steve Langley	6 Prince St Charlottetown C1A 4P5

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:

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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
Atlantic Aqua Farms USA, Inc.	414 Dow Highway, Eliot, Maine, 03903	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
Mook Sea Farms Inc	321 State Rt 129, Walpole ME 04573	Dam DC	3.85
Mook Sea Farms Inc	321 State Rt 129, Walpole ME 04573	Dam EI3	15.15
Mook Sea Farms Inc	321 State Rt 129, Walpole ME 04573	Dam PP2	28
Mook Sea Farms Inc	321 State Rt 129, Walpole ME 04573	Dam SW	2.97

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

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 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.

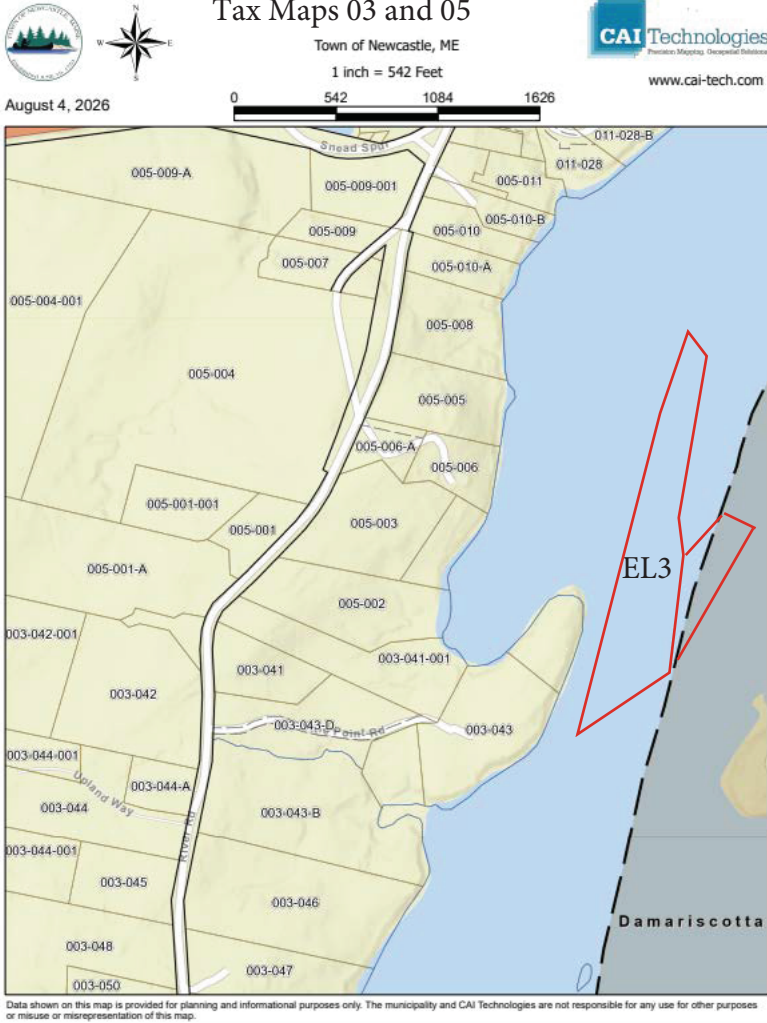
6. Has the partnership or any partner been arrested, indicted or convicted of or adjudicated to be responsible for any violation or marine resources or environmental protection law, whether State or Federal? ☐ Yes ☐ No

If you selected “yes”, please provide details:

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Additional Leases Question 7 on corporate filing form:

Name	Address	Lease Acronym	Acreage
Mook Sea Farms Inc	321 ME 129, Walpole ME 04573	Dam PI2	3.66

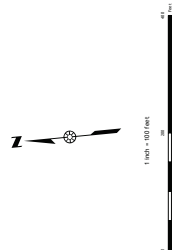


Property Map
Town of Newcastle
 Lincoln County, Maine
 July 22, 2020

- Legend**
- Parcel Line
 - Right of Way
 - RR Right of Way
 - Boundary Stream
 - Townline
 - - - Discontinued Road
 - Other
 - Private Right of Way
 - Streams
 - Lakes, Ponds and Rivers
 - Non-forested Wetlands
 - Adjacent Maps
 - 5** Adjacent Map Number
- Land Use Zoning Districts**
- C Commercial
 - LI Light Industrial
 - R1 Rural 1
 - R Rural
 - DA District A
 - DB District B
 - DD District D
 - VB Village Business
 - VC Village Center
 - VR Village Residential

DISCLAIMER: This map is intended for property tax assessment purposes only. It is not intended to be used for legal purposes. The map is based upon recorded deeds, plans, and other public sources. These primary sources should be consulted to verify the information shown on this map. In the primary sources, the tax map should be considered to be the authoritative source of information. Tax maps are not legal evidence of title, ownership, or ownership of real estate, roads, or municipal boundaries.

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



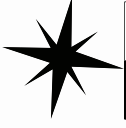
Northern Geomatics, Inc.
 PO Box 677, Portland, ME 04103
 info@northerngeo.com
 www.northerngeo.com

Map 11



Map 11

Property Map Damariscotta Maine



0 100 200

Scale:
1" = 100 ft.

Legend

- Powerline
- Sub-parcel lines
- Easements
- N6911 Roads
- Secondary
- Local
- Water
- Fire Street
- Streams
- Parcels shown on this Tax Map
- Parcels shown on other
- Tax Maps
- Wetlands
- Freshwater Wetlands
- Shaded Wetlands
- Road ROW
- Tidal
- Tidal Flats
- Cemeteries

Source Documents:
Maine State Plane Map by James W. Gould Co. and
updated through 2009 by Maine Coast Surveying

Digital Property Maps prepared by Maine Coast Surveying in
2009 and 2010 for the State of Maine

Digital Property Maps prepared by Maine Coast Surveying &
Maine Coast Surveying, Inc. for the State of Maine

Digital Property Maps prepared by Robert H. Crane, Jr. (R.H.)
Crane & Associates, Inc. for the State of Maine

Maine Office of Geographic Information Systems digital data
from 2009

Statewide digital line features of Maine from 1995
and 2005

Statewide digital line features of Maine from 1995
and 2005

The data shown was developed from two sets of contours
from the Maine Office of Geographic Information Systems
and the Maine Office of GIS.

Topographic features shown on this map, roads and other data
are shown as they appear on the ground. They are not
necessarily accurate.

Owner's names may be abbreviated, spelled, or omitted
to save space. See Documentation: Tax Records for complete
names.

The dimensions and areas (if shown) were derived from this
map. They are not necessarily accurate and may be different
from previous tax records, or a survey.

For Assessment Purposes Only
Not to Be Used for
Conveyances

Prepared by:
Robert H. Crane, Jr.
P.O. Box 101
17 Park Street
Wassila, ME 04573

Revisions dated December 16, 2025
based on Datasheet on April 1, 2025

Map 012

