

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):	Whiskey Stones LLC
Contact Person:	Darcie A. Couture
Email:	darcie.couture@gmail.com
Telephone:	(207) 266-8984

B. MAILING ADDRESS

Street Address:	68 Thomas Point Rd
City:	Brunswick
State:	ME
Zip Code:	04011

C. PHYSICAL ADDRESS

☒ Same as mailing address

Street Address:	
City:	
State:	
Zip Code:	

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

Date the meeting was held:	12/18/2025
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G. SCOPING SESSION

Date scoping session held:	07/17/2026
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2. PROPOSAL INFORMATION**A. LEASE INFORMATION**

Experimental Lease Site ID:	HARP LHx
Town where site is located:	Harpswell
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	WK
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:

We have had excellent results at deterring birds from roosting on market-ready oysters by modifying our gear as follows: place both torpedo floats along the same edge of a standard ADPI bag, and leave the ends of the 14" cable ties uncut. This allows the bag to hang vertically in the water from the narrow edge, keeping the shellfish several feet below the surface, as well as providing a gear configuration where the only surface available for roosting at the water surface is a narrow set of stacked, unstable torpedo floats with cable ties or nylon twine extending from them, and we have never observed birds able to perch or rest on the gear in that configuration. This gear format is used for all oysters that are within two weeks of going to market, to ensure they are free of any potential bird impacts.

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

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	N/A

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	N/A

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>
	☐ 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:

I have worked on the water as an oyster farmer in this area when it began as four LPAs in 2019, and built it up to the current footprint as an Experimental Lease which was granted in 2023. The size is modest and manageable for one to two people, and has successfully produced 20,000 - 60,000 market crop oysters annually for over five years.

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	\$40.20
Annual DMR Licensing Fees	\$1,375.00 (harvester and dealer licenses)
Annual cost to maintain the bond or commitment amount for the escrow account	\$100.00 (for a \$5,000 bond)
Annual Equipment Costs	\$500.00 (all gear is already on site, minimal need to replace)
Annual Maintenance Costs	\$2,500.00 (to patch/replace bags and buoys as they wear out)

5. RIPARIAN OWNER NOTIFICATION

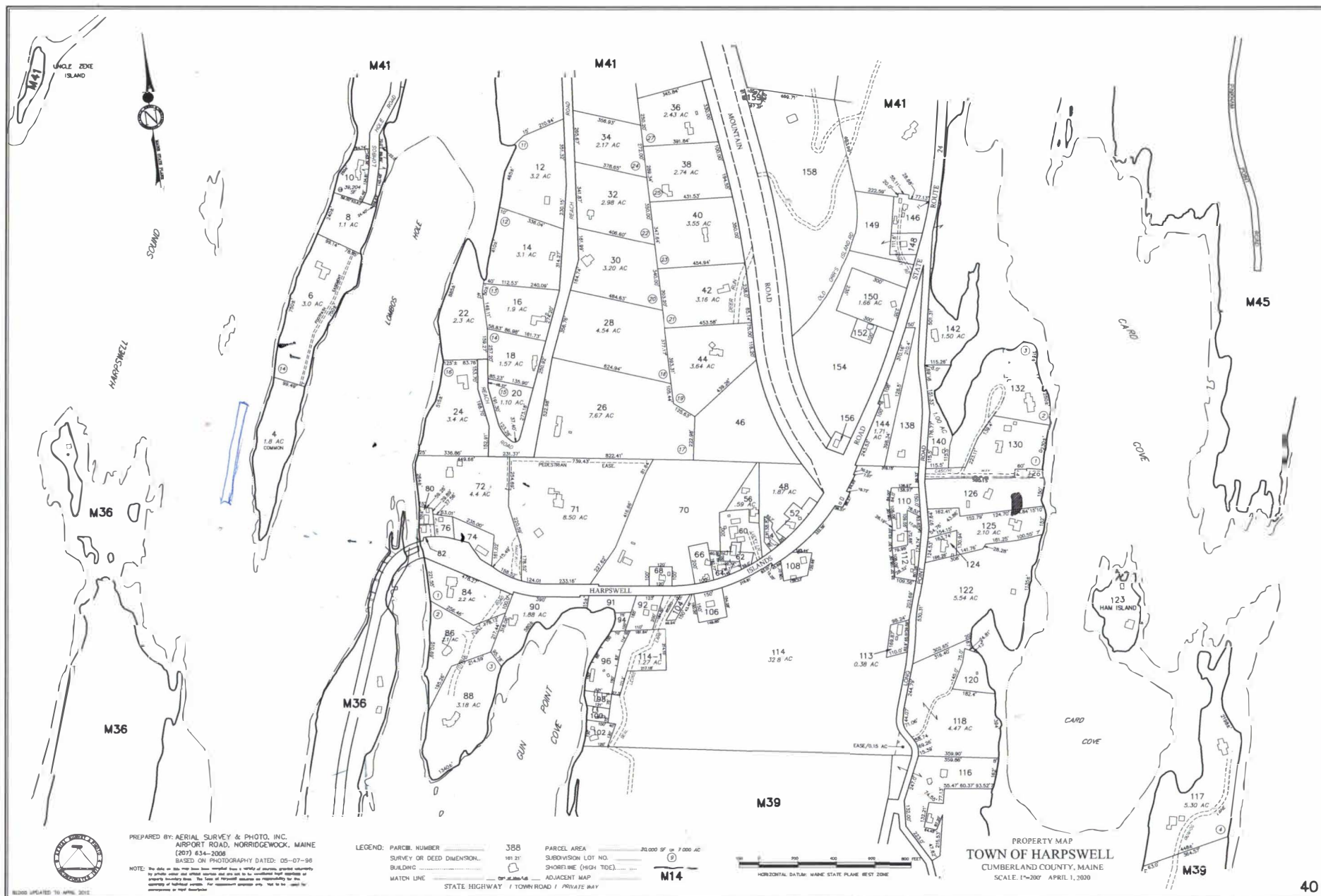
Is the site within 1,000 feet of shorefront land (which extends to mean low water or 1,650 feet from shore, whichever is less, according to NOAA charts).	☒ Yes ☐ No
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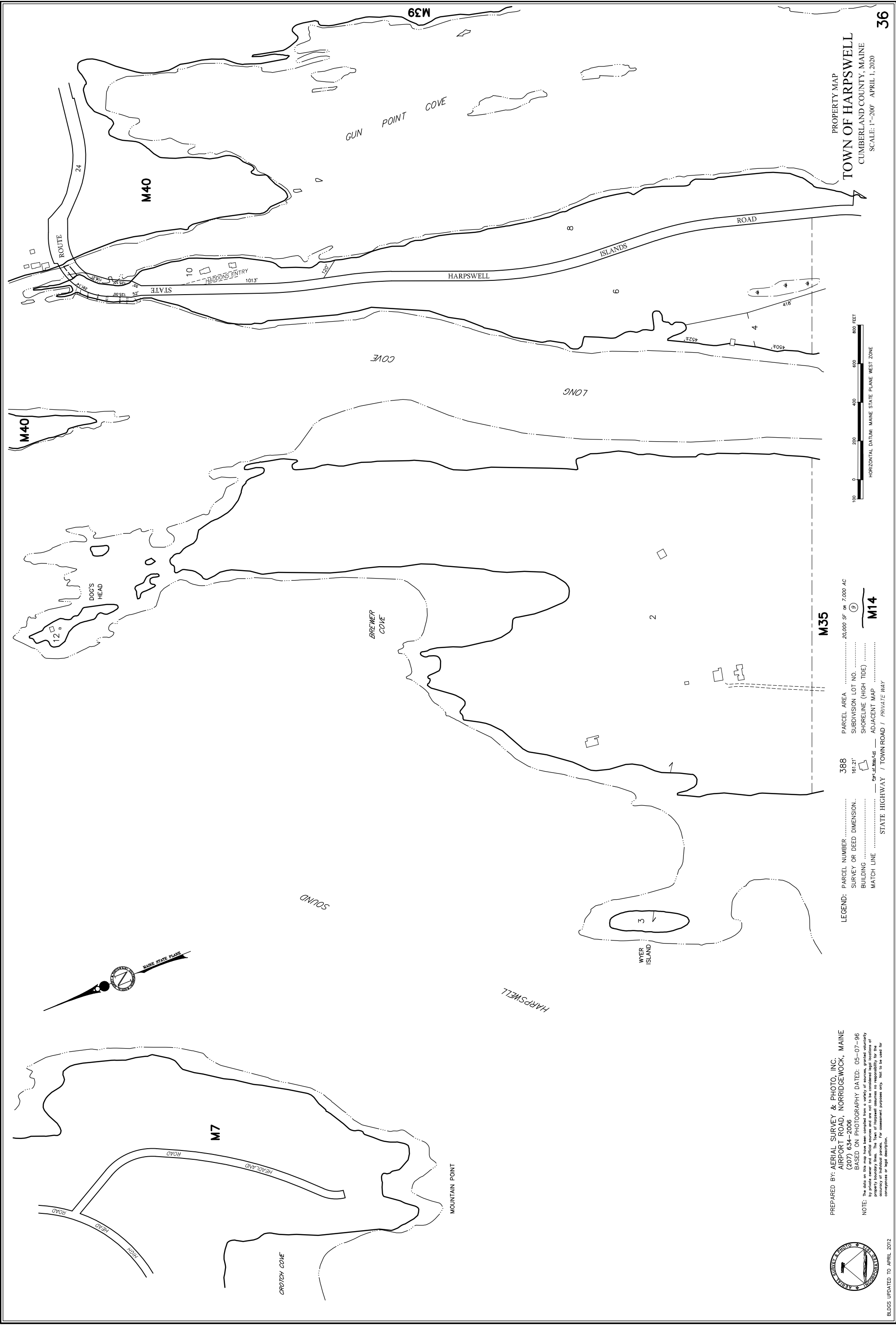
If yes, please submit the following:

☒ 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.





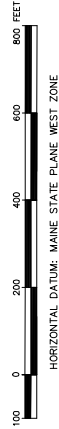
PREPARED BY: AERIAL SURVEY & PHOTO, INC.
(207) 634-2006
BASED ON PHOTOGRAPHY DATED: 05-07-96

NOTE: The data on this map was derived from aerial photography and is not to be used for legal purposes. The Town of Harpswell assumes no responsibility for the accuracy of individual parcels. For assessment purposes only. Not to be used for conveyance or legal description.

BLDG'S UPDATED TO APRIL 2012

LEGEND:

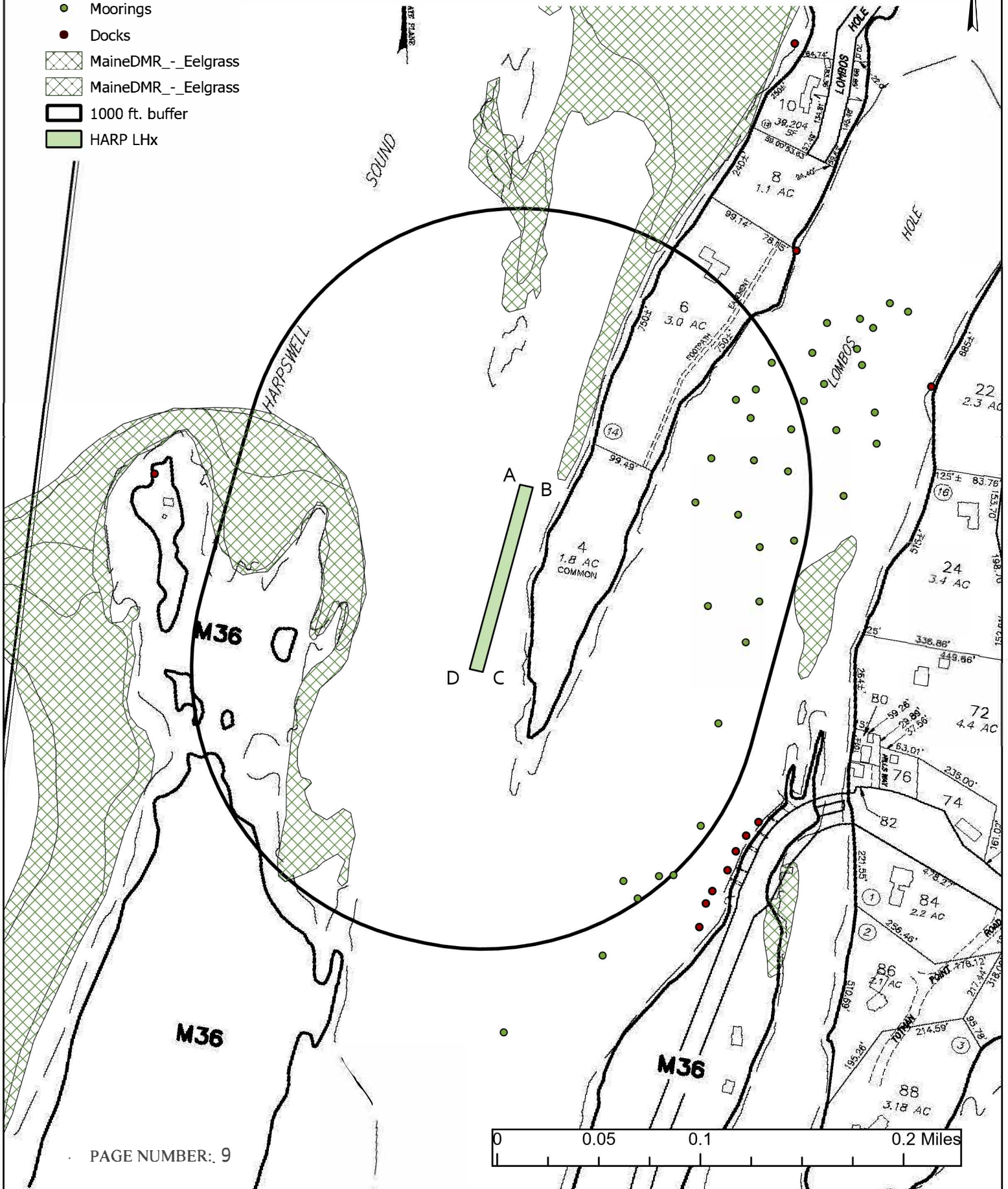
- PARCEL AREA: 20,000 SF or 7,000 AC
- SUBDIVISION LOT NO.: (9)
- SHORELINE (HIGH TIDE): (Symbol)
- ADJACENT MAP: (Symbol)
- STATE HIGHWAY: (Symbol)
- TOWN ROAD: (Symbol)
- PRIVATE WAY: (Symbol)



PROPERTY MAP
TOWN OF HARPSWELL
CUMBERLAND COUNTY, MAINE
SCALE: 1"=200' APRIL 1, 2020

Town of Harpswell Tax Map 40 detail

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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:	Harpswell
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Tax Map Number	Lot Number	Name of Landowner(s)	Mailing Address (based on municipal tax records)
40	4	Lombos Peninsula Owners Association c/o Mark Wilcox	122 Lombos Hole Rd Harpswell, ME 04079
40	6	Jacqueline B & Stephen P Norman	136 Lombos Hole Rd Harpswell, ME 04079
40	8	Lombos Peninsula Owners Association c/o Mark Wilcox	122 Lombos Hole Rd Harpswell, ME 04079
40	24	Katherine D. Rollins	167 Reach Rd Harpswell, ME 04079
40	72	Helen M. Hootsmans & Robert G. Shea, AM Norbert & Alice MS Hootsmans	6855 Arthur Hill Drive Williamsburg, VA 23188
40	80	Hillary L Bickford	59 Barrow Drive Topsham, ME 04086

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:	Catherine J Doughty
Signature:	Catherine J Doughty
Position:	☒ Town Clerk ☐ Town Assessor ☐ Other town official. Please specify:
Date:	09-21-2026

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:	Harpswell
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Tax Map Number	Lot Number	Name of Landowner(s)	Mailing Address (based on municipal tax records)
40	82	George C Jr. & Mary Louise Eliades TRUSTEES OF THE REX FAMILY TRUST	59 Anthony Ave Topsham, ME 04086
36	2	Bowdoin College Pres and Trustees c/o Coastal Study Center	6700 College Station Brunswick, ME 04011
36	6	Town of Harpswell	P.O. Box 39 Harpswell, ME 04079
36	10	Jonathan Haddon	5911 Carlton Lane Bethesda, MD 20816
36	12	Benjamin Swanson	99 Reach Rd Harpswell, ME 04079

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:	Catherine J Doughty
Signature:	Catherine J Doughty
Position:	☒ Town Clerk ☐ Town Assessor ☐ Other town official. Please specify:
Date:	09-21-2026

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.



To whom it may concern,

Darcie A Couture, owner of Whiskey Stones LLC, currently has an account in for the LLC in Good Standing at Camden National bank, account number 0000000016272569, and routing number 011201458. Any questions may be directed to myself, Anais Tupper, our Banking Center Manager Andrew Jackson, or our Assistant Banking Center Manager Brittany McDonough, at Cook's Corner, Camden National Bank.

-Anais Tupper

Branch Number: (207) 725-9270

Type of Account: Checking

Account Number: 0000000016272569

Date Opened: 08/11/2020

Date Closed (if applicable): N/A

Account Owner: Whiskey Stones LLC

Account Owner: Darcie A Couture

Account Standing: Good Standing

Signature of Depository Official

Date: 3/26/2026



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.

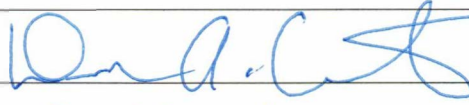
☒ I understand that lease application fees are non-refundable.

☒ 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	Darcie A. Couture
Signature	
Date	9-21-26



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: Whiskey Stones LLC

2. Date of incorporation: 06/15/20 State of incorporation: Maine

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

Name	Address	Title
Darcie A. Couture	90 Middlesex Rd, Topsham, ME 04086	President

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

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

Name	Address
Darcie A. Couture	90 Middlesex Rd, Topsham, ME 04086

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:

This company applied for the Experimental Lease (HARP LHx) which is now in this Conversion process

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
Darcie A. Couture	90 Middlesex Rd, Topsham, ME 04086	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
Darcie A. Couture	90 Middlesex Rd, Topsham, ME 04086	HARP LHx	0.402

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:

STATE OF MAINE
Department of the Secretary of State
Bureau of Corporations, Elections and Commissions
101 State House Station
Augusta, Maine 04333-0101

June 17, 2020

DARICE A. COUTURE
68 THOMAS POINT RD
BRNSWICK ME 04011

ATTESTED COPIES
WR DCN: 2201682230020

Enclosed please find copies of documents recently placed on file with our office. Each copy has been attested as a true copy of the original and serves as your evidence of filing. We recommend that you retain these permanently with your records.

Charter#: 20208189DC Legal Name: WHISKEY STONES LLC

CERTIFICATE OF FORMATION

DCN: 2201682230021 Page(s) 2

Total Pages 2

**MAINE
LIMITED LIABILITY COMPANY**

STATE OF MAINE

CERTIFICATE OF FORMATION

File No. 20208189DC Pages 2
Fee Paid \$ 175
DCN 2201682230021 DLLC
-----FILED-----
06/15/2020

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:

Whiskey Stones 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 at: (select **either** a Commercial or Noncommercial Registered Agent)

☐

Commercial Registered Agent

CRA Public Number: _____

(Name of commercial registered agent)

☒

Noncommercial Registered Agent

Darcie A. Couture

(Name of noncommercial registered agent)

68 Thomas Point Rd, Brunswick, ME 04011

(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 6-11-20


(Signature of authorized person)

Darcie A. Couture
(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