



Summit Point LLC - South of Sturdivant Island, Cumberland

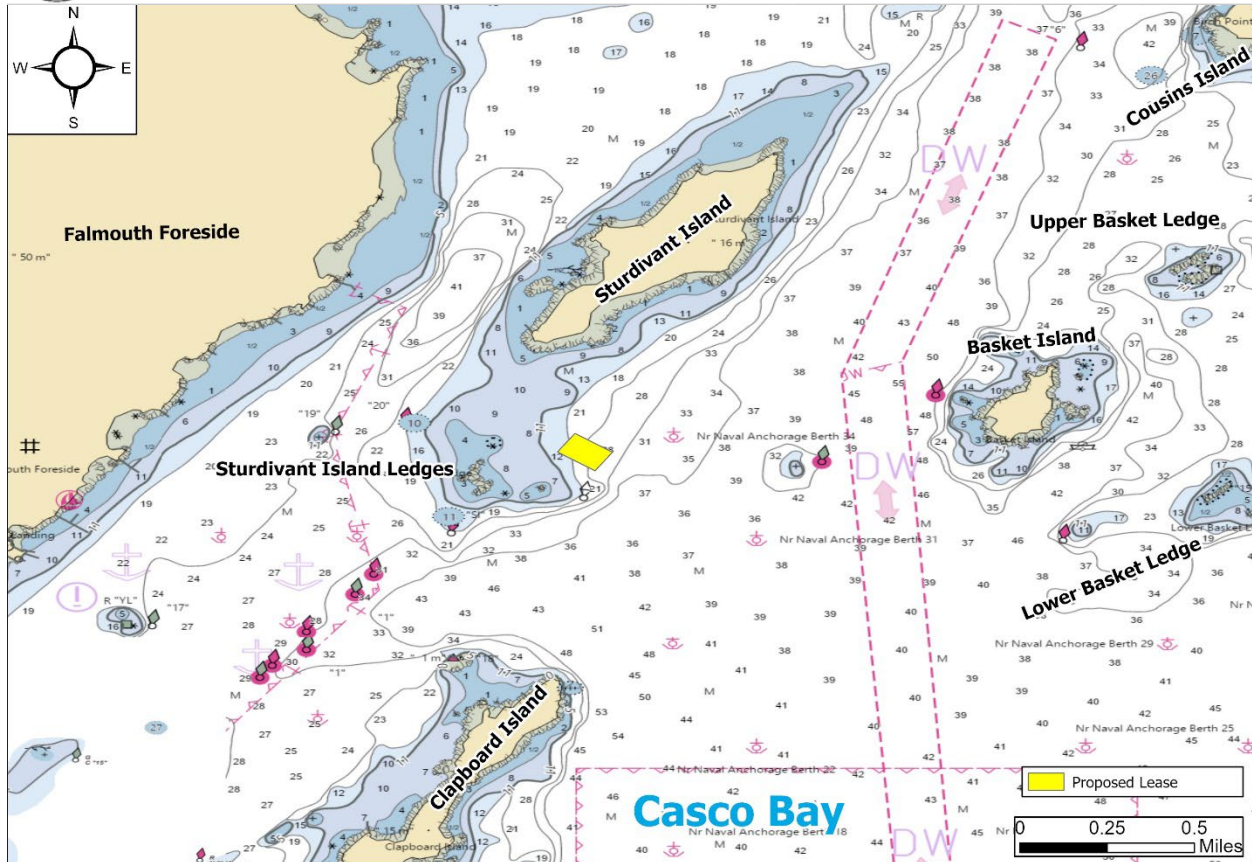


Figure 1. Vicinity map.<sup>1</sup>

**Location:** South of Sturdivant Island, Casco Bay, Cumberland, Cumberland County, Maine

**Purpose:** Experimental lease for suspended culture of sugar kelp (*Saccharina latissima*), skinny kelp (*Saccharina angustissima*), and American/Eastern oysters (*Crassostrea virginica*).

Site Review: Geoff Shook and Katie von Hohenleiten

Report Preparation: Katie von Hohenleiten, Geoff Shook, and Meryl Grady

<sup>1</sup> Unless otherwise noted, all figures in this report were created in ArcGIS Pro version 3.3 using digitized NOAA Nautical Charts or geo-referenced aerial photographs provided by The Maine Office of GIS.



**Application Overview**

The applicant, Summit Point LLC, is requesting a 3.90<sup>2</sup> acre experimental lease northeast of Sturdivant Island Ledges and south of Sturdivant Island in Casco Bay for the suspended culture of marine algae and American/eastern oysters. Gear for marine algae would be onsite from November 1 – May 31, then removed from the site June 1 – October 31 and stored on land or a commercial float off Clapboard Island. <sup>3</sup> Oyster gear would remain onsite year-round with oyster bags and grow line sunk to the seafloor during winter months. <sup>4</sup>

**General Characteristics**

On June 11, 2025, Department of Marine Resources (DMR) scientists assessed the proposed lease site. DMR scientists arrived on site at approximately 12:05 PM. Sturdivant Island, in the vicinity of the proposal, is a populated island with residential homes and a sandy beach and patches of rocky shoreline that leads to forested uplands.

**Depth**

DMR scientists began collecting water depths at the proposed site shortly before high tide at approximately 12:05 PM (Table 1). Measured depths at corners of the proposed lease site ranged from 22.9 to 38.6 feet. Correcting for tidal variation derives approximate water depths at corners of the proposal at mean low water (MLW, 0.0 feet) to be from 14.6 to 30.3 feet. Approximate depths at mean high water (MHW, 9.5 feet<sup>5</sup>) at corners of the proposal are 30.0 to 39.8 feet (Table 2). The proposal is located in the subtidal. Water current was observed to switch from northerly to southerly throughout the duration of the site visit.

**Table 1.** Predicted tidal heights in Falmouth Foreside, Maine.<sup>6</sup>

Date	Time	Height (ft)
2025/06/11	-	-
2025/06/11	6:06 AM	0.3 L
2025/06/11	12:21 PM	8.3 H
2025/06/11	6:01 PM	1.6 L

**Table 2.** Collected and derived depths at corners of the proposed lease area.

Corner	Measured Depth (ft)	MLW Depth (ft)	MHW Depth (ft)
N	28.8	20.5	30.0
E	38.6	30.3	39.8
S	37.8	29.5	39.0
W	22.9	14.6	24.1

<sup>2</sup> Applicant originally requested 4.0 acres. DMR calculations indicate the area is 3.90 acres.

<sup>3</sup> Application page 6

<sup>4</sup> Application page 8, 18

<sup>5</sup> MHW in Falmouth Foreside is 9.5 feet, NOAA Tide Station 8418015

<sup>6</sup> <https://tidesandcurrents.noaa.gov/stationhome.html?id=8418015>



**Bottom Characteristics**

DMR scientists observed the bottom characteristics of the proposed lease site via a remotely operated vehicle (ROV). Bottom characteristics were categorized using the Coastal and Marine Ecological Classification Standard (CMECS), a national standard for describing features of the marine environment (Table 3). Sediment information was determined based on visual analysis of the video. The bottom of the proposed lease site is composed of mud.

**Table 3.** Bottom characteristics of the proposed site.

Substrate Origin	Substrate Class	Substrate Subclass	Substrate Group
Geologic Substrate	Unconsolidated Mineral Substrate	Fine Unconsolidated Substrate	Mud

**Position and Distances to Shore**

The measuring tool in ArcGIS Pro 3.3 was used to verify the distances and bearings between proposed lease corners. Distances to shore were determined using the measuring tool in ArcGIS Pro 3.3, a nautical chart provided by the National Oceanic and Atmospheric Administration (NOAA), and the application coordinates (Table 4, Figures 2,3).

**Application Coordinates (WGS84) – 3.90 Acres**

<u>Corner</u>	<u>Latitude</u>	<u>Longitude</u>	
N	43.733389°	-70.185483°	then 500 feet at 125° True to
E	43.732611°	-70.183925°	then 340 feet at 214° True to
S	43.731841°	-70.184650°	then 500 feet at 305° True to
W	43.732619°	-70.186208°	then 340 feet at 34° True to N

**Table 4.** Approximate distances from proposal corners to surrounding features (Figures 2 & 3).

Feature	Distance
N corner to Sturdivant Island shoreline at MLW	~1,314' to the north
N corner to red navigation buoy "20"	~1,889' to the west
W corner to Sturdivant Island Ledges at MLW	~822' to the southwest
W corner to Falmouth Foreside shoreline at MLW	~4,365' to the west
S corner to unmarked navigation buoy	~405' to the south
S corner to channel junction buoy "SI"	~1,843 to the southwest
S corner to Clapboard Island shoreline at MLW	~3,118' to the south
E corner to Deep Water channel green navigational buoy	~2,283' to the east
E corner to Basket Island shoreline at MLW	~3,990' to the east



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Figure 2. Proposed lease area with site visit observations.<sup>7</sup>

***Pursuant to statute and regulation, aquaculture leases are evaluated in consideration of applicable decision criteria. The Site Report documents DMR’s observations of the area and other information, in consideration of those criteria, as noted below:***

**(1) Riparian Ingress and Egress**

The land nearest to the proposal is Sturdivant Island approximately 1,314 feet to the north at MLW. During the site visit, DMR scientists observed approximately four residential properties on Sturdivant Island visible from the proposal. No residential docks or moorings were observed in the vicinity of the proposal during the site visit (Figure 2).

A Harbormaster Questionnaire was sent to the Town of Cumberland. DMR did not receive a response.

<sup>7</sup> The set of white lines observed in the imagery (south of Sturdivant Island and just north of the proposal) are wake lines or water bubble residue from vessels that navigated through the area shortly before the imagery was taken.



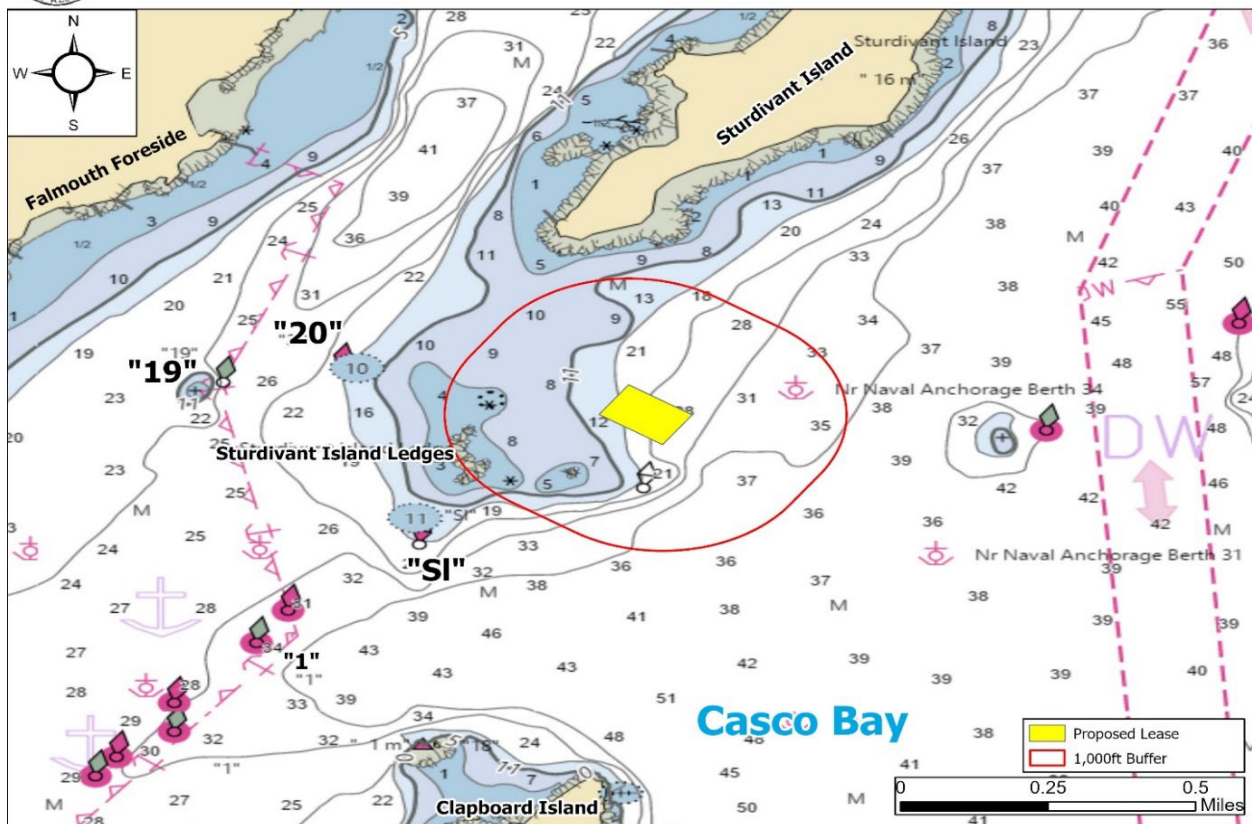
**(2) Navigation**

The proposal is located approximately 1,314 feet south of Sturdivant Island at MLW and 822 feet northeast of Sturdivant Island Ledges at MLW. Due to the presence of Sturdivant Island Ledges, the navigational channel splits in proximity to the proposal. For navigational traffic that is transiting up and down the coast, there is a deep-water channel approximately 2,283 feet to the east of the proposal, as marked by a green navigational channel buoy. Another channel exists approximately 1,843 feet to the southwest of the proposal as marked by channel junction buoy "SI", for navigational traffic transiting to and from port or nearby anchorage (Figure 3).

During DMR's site visit, two powerboats and one sailboat were observed to the west of Sturdivant Island, two powerboats and two sailboats were observed transiting in the channel to the east of the proposal, two powerboats and one sailboat were observed transiting in the channel to the south of the proposal, and one powerboat transited through the footprint of the proposal.



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**Figure 3.** Navigational channels in the vicinity of the proposed lease area.



**(3) Fishing and Other Uses**

During the site visit, DMR observed four lobster buoys in the general vicinity of the proposal. The closest buoy was located approximately 45 feet south of the proposal, two lobster buoys were observed approximately 1,028 feet and 1,000 feet to the north of the proposal, and one lobster buoy was approximately 967 feet to the west of the proposal (Figure 2).

During the site visit, DMR scientists observed several lobster boats transiting in the general vicinity of the proposal, but no active fishing was observed. No other fishing activity was observed during DMR’s site visit.

**(4) Other Aquaculture Uses**

There is one aquaculture lease within 1,000 feet of the proposal. CAS SI2 is a standard lease held by the applicant, Summit Point LLC, that is approximately 578 feet northeast of the proposal. There are six Limited Purpose Aquaculture (LPA) sites within 1,000 feet of the proposal. The LPAs are the following: JMIT124 is approximately 311 feet to the north, SMOL121 is approximately 780 feet to the north, CHEB124, CHEB224, CHEB324, and CHEB424 are all in a cluster approximately 900 feet to the northwest of the proposal (Figure 4).



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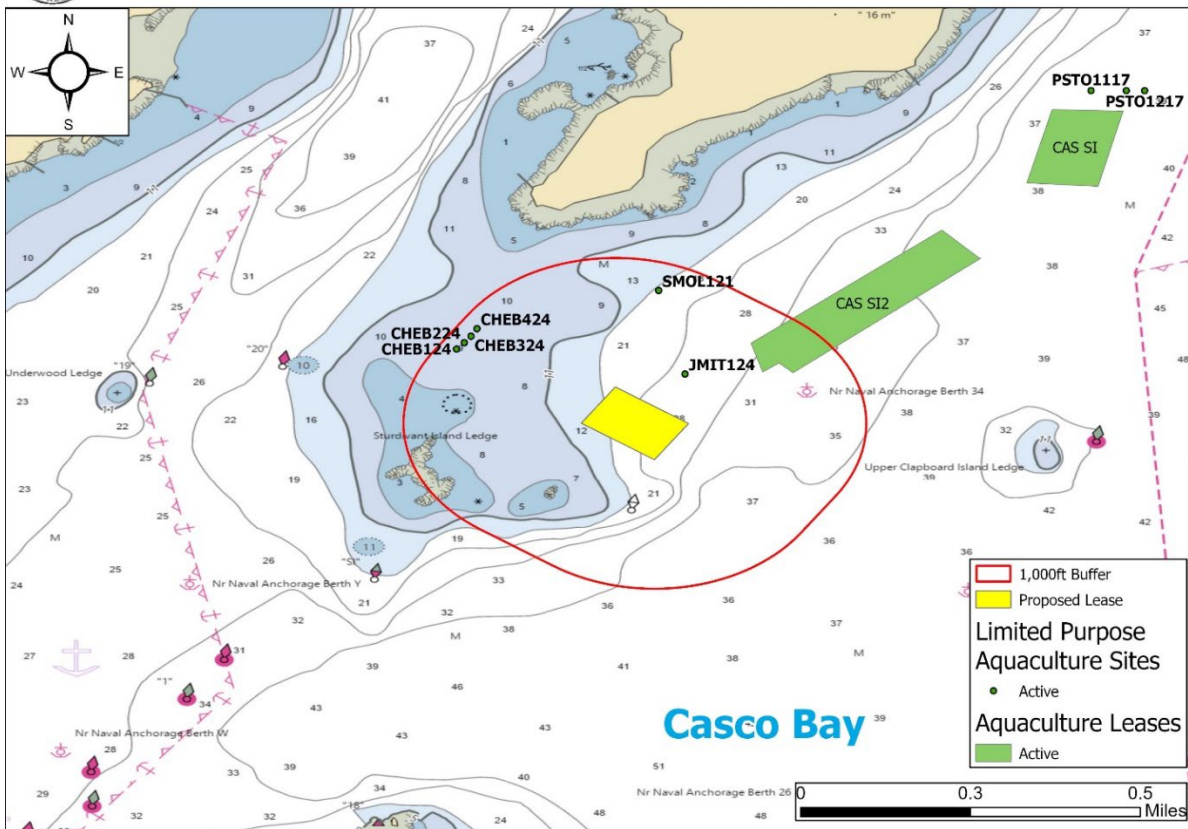


Figure 4. Aquaculture leases and LPA licenses in the vicinity of the proposed lease area.



**(5) Existing System Support**

**Epibenthic Flora and Fauna**

On June 11, 2025, DMR scientists utilized an ROV to assess the epibenthic ecology of the proposed lease. The relative abundance of epibenthic flora and fauna observed in the video footage is described below in Table 5.

**Table 5.** Species observed on underwater video footage.

Species Observed	Abundance
Mysid Shrimp ( <i>mysis sp.</i> )	Abundant
Northern cerianthid ( <i>Cerianthus lloydii</i> )	Common
Frilled anemone ( <i>Metridium senile</i> )	Rare

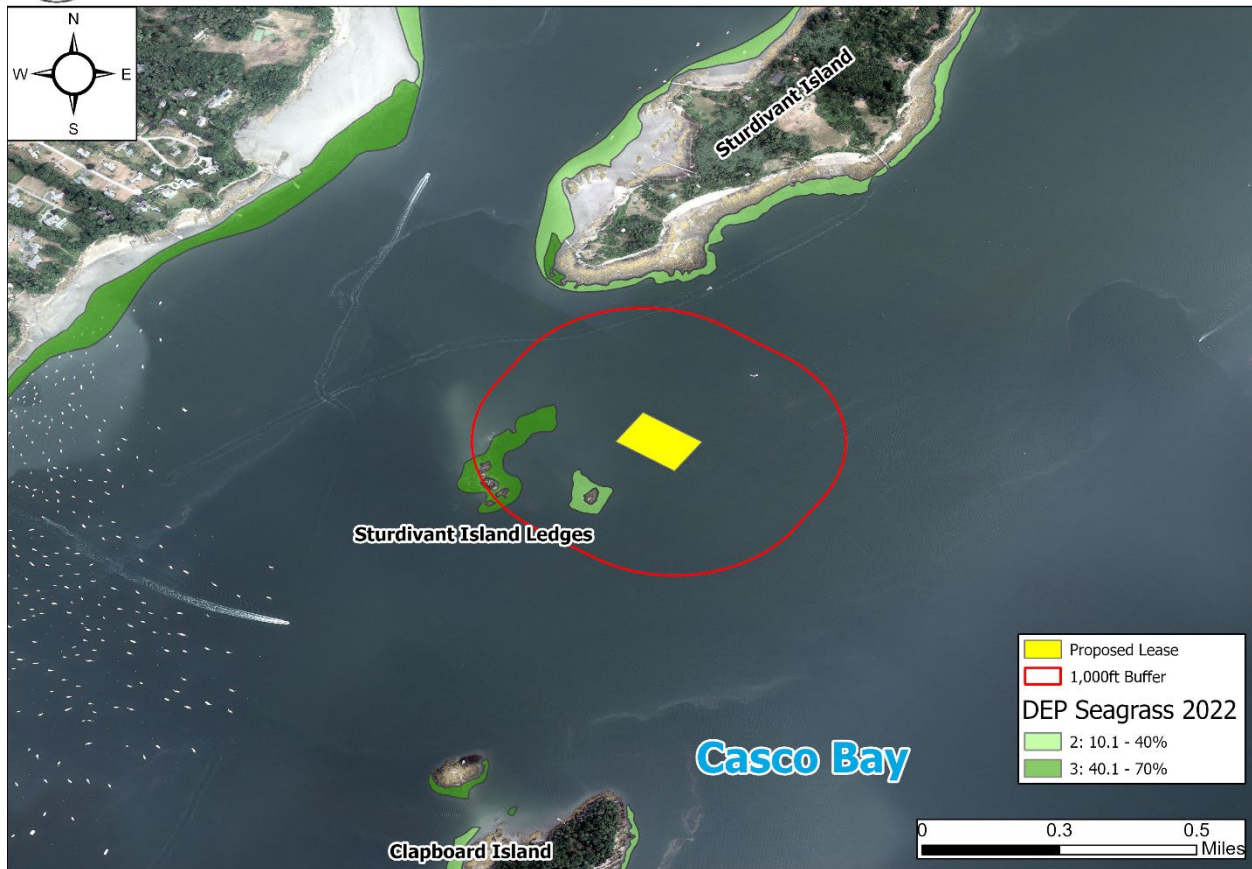


**Eelgrass (*Zostera marina*)**

Records of seagrass collected by the Department of Environmental Protection (DEP) in 2022<sup>8</sup> indicates mapped eelgrass presence in the vicinity of the proposal. The nearest mapped eelgrass is approximately 380 feet southwest of the proposal (Figure 5). No eelgrass was observed on underwater video footage within the proposal boundaries during DMR’s site visit.



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**Figure 5.** Mapped eelgrass (*Z. marina*) in the vicinity of the proposed lease area.

<sup>8</sup> Data obtained from The Maine Office of GIS “GISVIEW.MEDEP.Seagrass2022”. Widgeon grass was observed only in the New Meadows River area off Old Brunswick Road near shore. Eelgrass was the dominant vascular species in all other locations. This is the most current record of mapped eelgrass within the vicinity of the proposal.



### Wildlife

During the site visit, DMR scientists observed herring gull (*Larus argentatus*), common loon (*Gavia immer*), lion's mane jellyfish (*Cyanea capillata*), and harbor seals (*Phoca vitulina*) in the general vicinity of the proposal. The harbor seals were observed swimming in the vicinity of the proposal, as well as occasionally hauled out onto Sturdivant Island Ledges approximately 822 feet southwest of the proposal (Image 1).



**Image 1.** Harbor seals observed hauled out on Sturdivant Island Ledges during the site visit.

The Department of Inland Fisheries and Wildlife (IFW) has jurisdiction over inland fisheries and wildlife resources of the state. IFW also has the authority to conserve wildlife populations and their ecosystems through applicable state laws and rules. DMR provides IFW with notice and the opportunity to comment on all complete lease applications. In addition, the Site Report also includes IFW designated and mapped habitat types that are within 1,000 feet of the lease proposal, if applicable.

According to Geographic Information System (GIS) data maintained by IFW and available through the Maine Office of GIS (MEGIS), there is one mapped habitat type within 1,000 feet of the lease proposal. The proposal is located approximately 231 feet northeast of mapped Tidal Waterfowl and Wading Bird Habitat (TWWH), which is a type of Significant Wildlife Habitat designated and regulated by IFW (Figure 6).<sup>9</sup>

Though bald eagles are no longer listed on Maine's Endangered and Threatened Species List, the United States Fish and Wildlife Service (USFWS) may also have jurisdiction over the management and conservation of the species based on applicable law and rule. Data collected by USFWS in 2023 by

<sup>9</sup> <https://www.maine.gov/ifw/programs-resources/environmental-review/significant.html>



aerial nest survey shows there is no mapped bald eagle nesting site within the vicinity of the proposal. The nearest mapped bald eagle nest is approximately 3,380 feet south of the proposal (Figure 6).

IFW was provided with the opportunity to comment on this proposal. On July 24, 2024, a Resource Biologist from IFW responded, stating that minimal impacts to wildlife are anticipated from the proposal.<sup>10</sup>



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Figure 6. Mapped habitats in the vicinity of the proposed lease area.<sup>11</sup>

<sup>10</sup> Correspondence between IFW and DMR

<sup>11</sup> Data obtained from USFWS “Bald\_Eagle\_Nests\_-\_Maine\_2023” and IFW “EHRTERN”, “EHPLVTRN”, “GISVIEW.MEIFW.Twwh”, “ShorebirdAreas”, and “SNI”.



**Department of Marine Resources  
Site Report**

Summit Point LLC (App 1)  
South of Sturdivant Island, Casco Bay  
Cumberland

**(6) Interference with Public Facilities**

The proposed lease is not within 1,000 feet of any beach, park, or docking facility owned by federal, state, or municipal governments.

**(7) Growing Area Classification**

The proposed lease is currently located within an area classified as Approved by the DMR Bureau of Public Health and Aquaculture (BPHA).