



Summit Point LLC (App 2)
North of Sturdivant Island, Cumberland

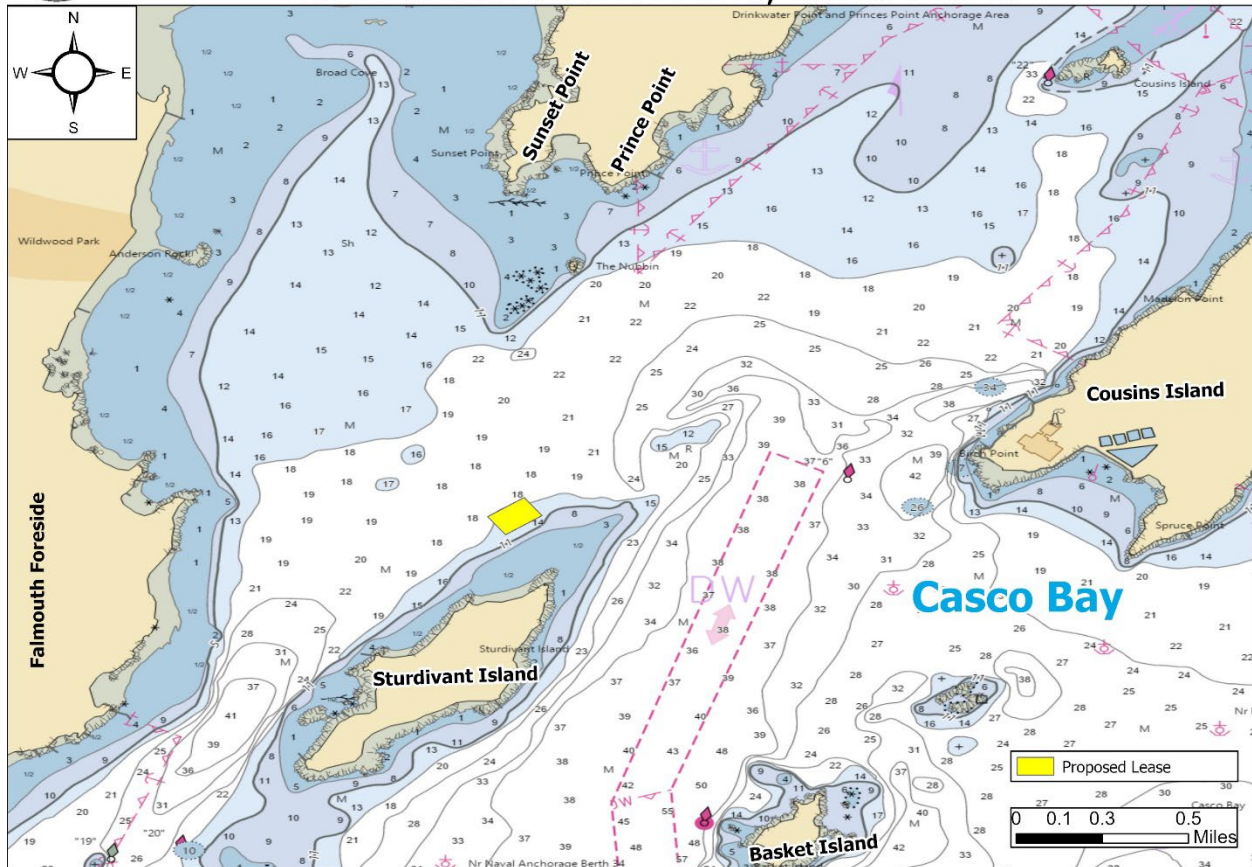


Figure 1. Vicinity map.¹

Location: North 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

¹ 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 3.90² acre experimental lease north 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.³ Oyster gear would remain onsite year-round with oyster bags and grow line sunk to the seafloor during winter months.⁴

General Characteristics

On June 11, 2025, Department of Marine Resources (DMR) scientists assessed the proposed lease site. DMR scientists arrived on site at approximately 10:42 AM. Sturdivant Island, in the vicinity of the proposal, is a populated island with residential homes and a sandy beach and patches of rocky ledge shoreline that leads to forested uplands and residential lawns.

Depth

DMR scientists began collecting water depths at the proposed site during a flooding tide at approximately 10:44 AM (Table 1). Measured depths at corners of the proposed lease site ranged from 23.0 to 25.2 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 16.1 to 18.3 feet. Approximate depths at mean high water (MHW, 9.5 feet⁵) at corners of the proposal are 25.6 to 27.8 feet (Table 2). The proposal is located in the subtidal. Water current was observed to be flowing northerly during the site visit.

Table 1. Predicted tidal heights in Falmouth Foreside, Maine.⁶

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	25.0	18.1	27.6
E	23.0	16.1	25.6
S	23.5	16.6	26.1
W	25.2	18.3	27.8

² Applicant originally requested 4.0 acres. DMR calculations indicate the area is 3.90 acres.

³ Application page 6

⁴ Application page 8

⁵ MHW in Falmouth Foreside is 9.5 feet, NOAA Tide Station 8418015

⁶ <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	43.748606°	-70.178086°	then 340 feet at 145° True to
E	43.747850°	-70.177333°	then 500 feet at 232° True to
S	43.747047°	-70.178867°	then 340 feet at 325° True to
W	43.747803°	-70.179620°	then 500 feet at 052° True to N

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

Feature	Distance
N corner to The Nubbin (Island) shoreline at MLW	~3,455' to the north
N corner to Prince Point shoreline at MLW	~4,722' to the north
W corner to Sturdivant Island at MLW	~1,186' to the south
W corner to Falmouth Foreside shoreline at MLW	~3,193' to the west
S corner to Sturdivant Island shoreline at MLW	~700 to the southeast
E corner to Sturdivant Island shoreline at MLW	~785' to the south
E corner to red navigational buoy "6"	~3,433' to the east



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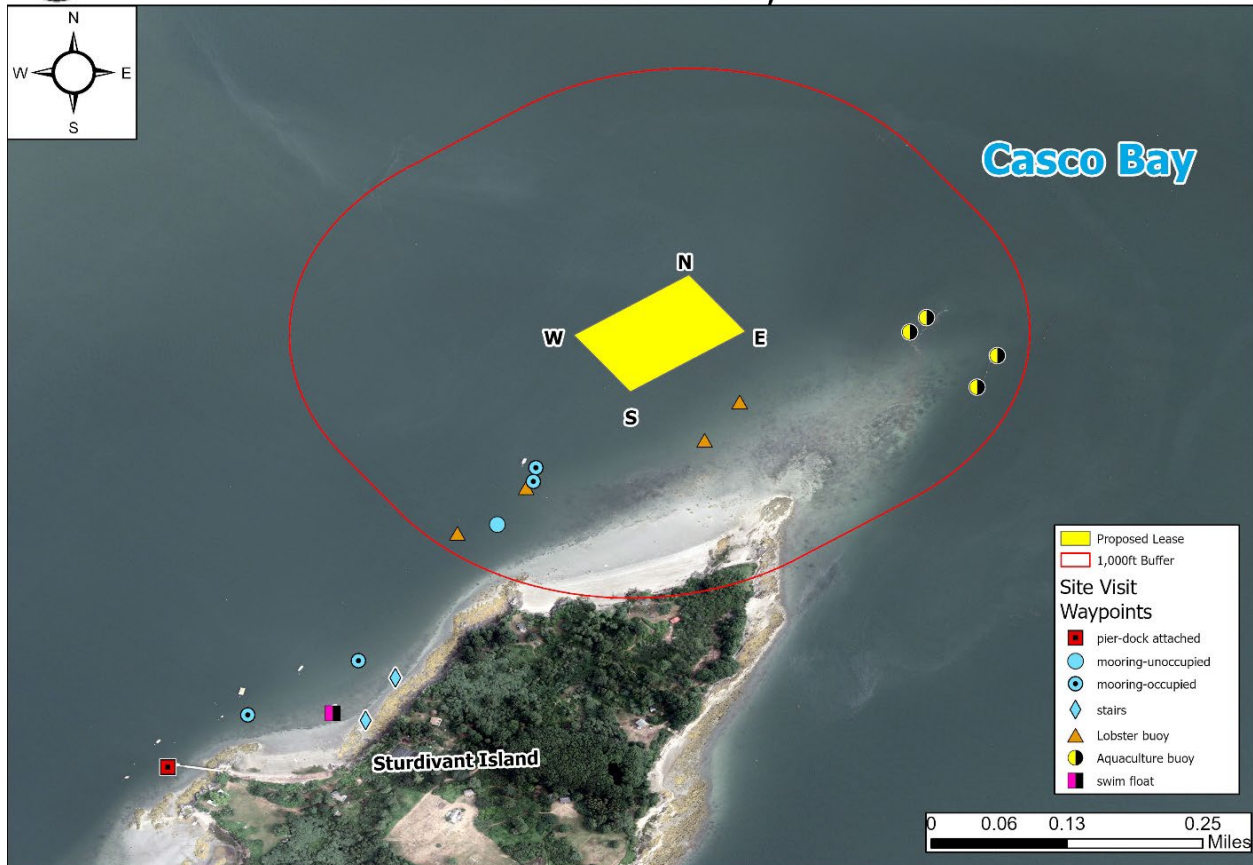


Figure 2. Proposed lease area with site visit observations.

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 700 feet to the southeast at MLW. During the site visit, DMR scientists observed three residential properties visible from the proposal on Sturdivant Island. Five moorings were observed in the vicinity of the proposal. Two moorings with inflatable dinghies attached were approximately 495 feet and approximately 552 feet southwest of the proposal. One unoccupied mooring was observed approximately 796 feet southwest of the proposal. DMR scientists observed a mooring with a paddleboard attached approximately 1,615 to the south, as well as a mooring with an approximate 6-foot dinghy. This mooring was part of a small mooring field approximately 2,050 feet to the south of the proposal,



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near the observed dock. DMR scientists observed a dock on the western shore of Sturdivant Island approximately 2,441 feet southwest of the proposal (Figure 2).

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

(2) Navigation

The proposal is located approximately 700 feet north of Sturdivant Island at MLW. For navigational traffic that is transiting Casco Bay, there is a deep-water channel approximately 2,139 feet to the east of the proposal, as marked by red navigational buoy "6". It is also possible for navigational traffic to transit to the west of Sturdivant Island. There is approximately 3,455 feet of navigable water between the proposal and The Nubbin at MLW, and approximately 3,193 feet of water between the proposal and Falmouth Foreside shoreline at MLW (Figure 3).

During DMR's site visit, scientists observed two powerboats to the west of Sturdivant Island, one sailboat was observed transiting southeast of the proposal, and one menhaden fishing vessel was transiting northeast of the proposal. Three powerboats were observed transiting in the channel to the west of the proposal, between Sturdivant Island and Falmouth Foreside.



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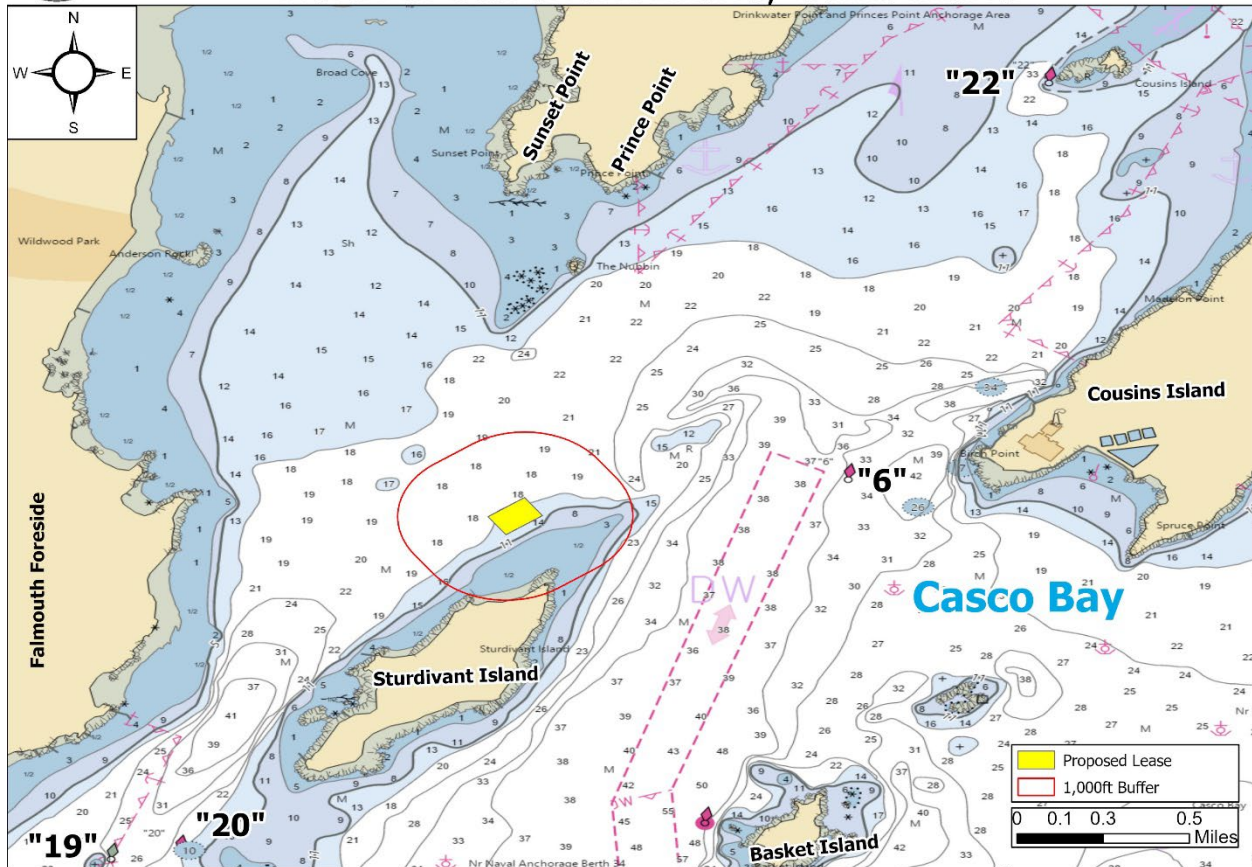


Figure 3. Navigational channels in the vicinity of the proposed lease area.

(3) Fishing and Other Uses

During the site visit, DMR observed four lobster buoys in the general vicinity of the proposal. The closest buoys were located approximately 265 and 345 feet east of the proposal, and two lobster buoys were observed approximately 588 feet and 925 feet southeast of the proposal (Figure 2).

During the site visit, DMR scientists observed one menhaden boat transiting in the general vicinity of the proposal, but no active fishing was observed.

(4) Other Aquaculture Uses

There are no aquaculture leases within 1,000 feet of the proposal. There are three Limited Purpose Aquaculture (LPA) sites within 1,000 feet of the proposal. CBLA320, CBLA421, and CBLA220 are approximately 655 feet, 682 feet, and 938 feet to the east of the proposal, respectively. CBLA120 is located approximately 1,046 feet to the east of the proposal. KISF420 is approximately 1,334 feet west-southwest of the proposal. There is one lease application



under review by DMR approximately 2,255 feet north of the proposal. The standard lease application was submitted by Summit Point and was deemed complete on March 27, 2023 (Figure 4).

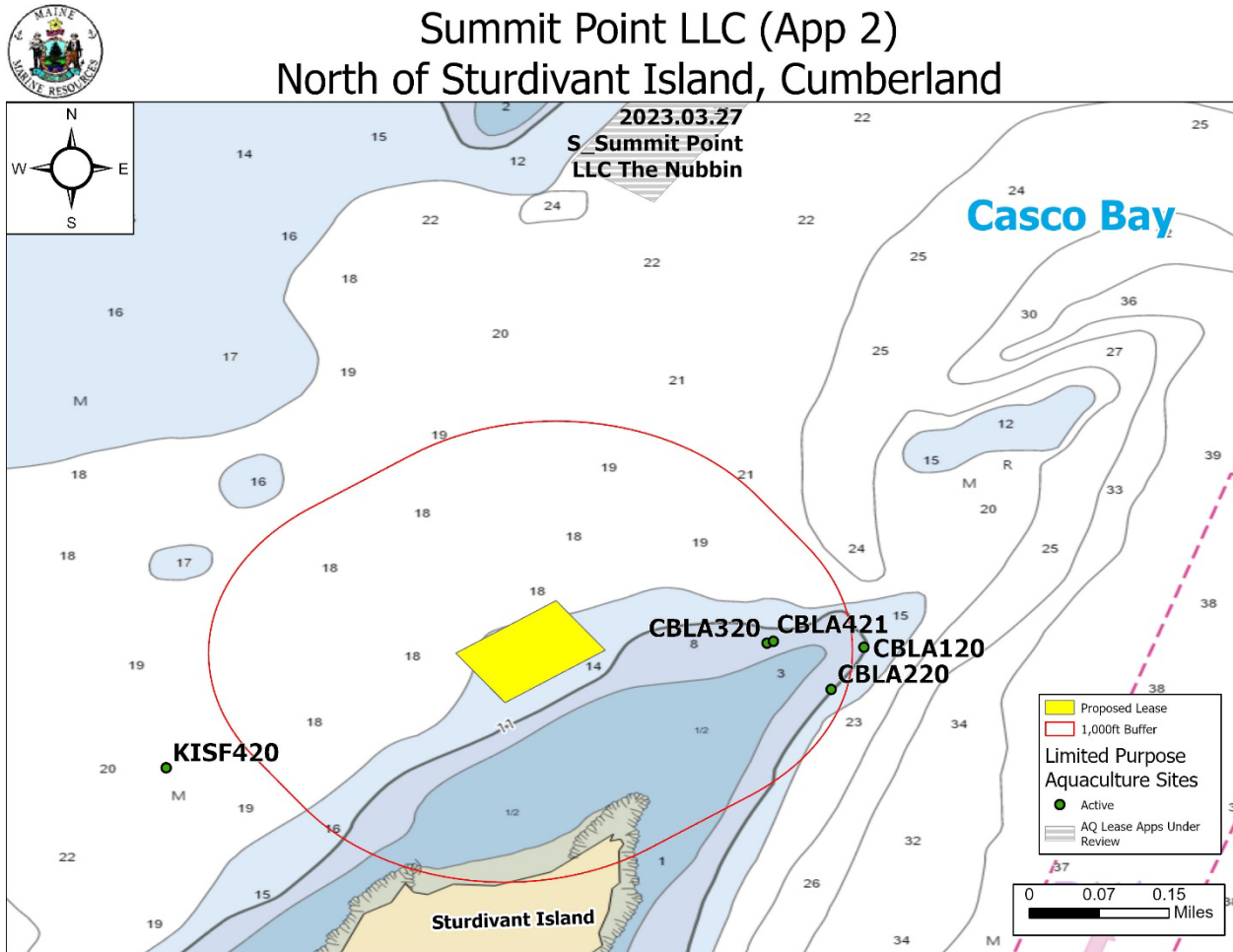


Figure 4. Aquaculture leases, LPA licenses, and applications under review by DMR in the vicinity of the proposed lease area.

(5) Existing System Support

Epibenthic Flora and Fauna

On June 11, 2025, DMR scientists utilized a 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
Sand shrimp (<i>Crangon septemspinosa</i>)	Common
Crab (<i>Cancer spp.</i>)	Common
Frilled anemone (<i>Metridium senile</i>)	Rare

Eelgrass (*Zostera marina*)

Records of seagrass collected by the Department of Environmental Protection (DEP) in 2022⁷ indicates mapped eelgrass presence in the vicinity of the proposal. The nearest mapped eelgrass is approximately 251 feet southeast 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.

⁷ 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 DMR's site visit, scientists observed a species of gull (*Larus sp.*), double-crested cormorant (*Nannopterum auritum*), and common tern (*Sterna hirundo*) in the general vicinity of the proposal.

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, and one habitat in the general vicinity of the proposal. The proposal is located approximately 115 feet northwest of mapped Tidal Waterfowl and Wading Bird Habitat (TWWH), which is a type of Significant Wildlife Habitat designated and regulated by IFW.⁸ The proposal is also approximately 2,355 feet south of mapped Maine Roseate Tern Essential Habitat surrounding The Nubbin (Island), which is a type of Essential Wildlife Habitat designated and regulated by IFW (Figure 6).⁹

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 aerial nest survey shows there is no mapped bald eagle nesting site within the vicinity 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 the proposed lease is located adjoined to, but outside of TWWH so minimal impacts to wildlife are anticipated from the proposal.¹⁰

⁸ <https://www.maine.gov/ifw/programs-resources/environmental-review/significant.html>

⁹ <https://www.maine.gov/ifw/fish-wildlife/wildlife/endangered-threatened-species/essential-wildlife-habitat/index.html>

¹⁰ Correspondence between IFW and DMR



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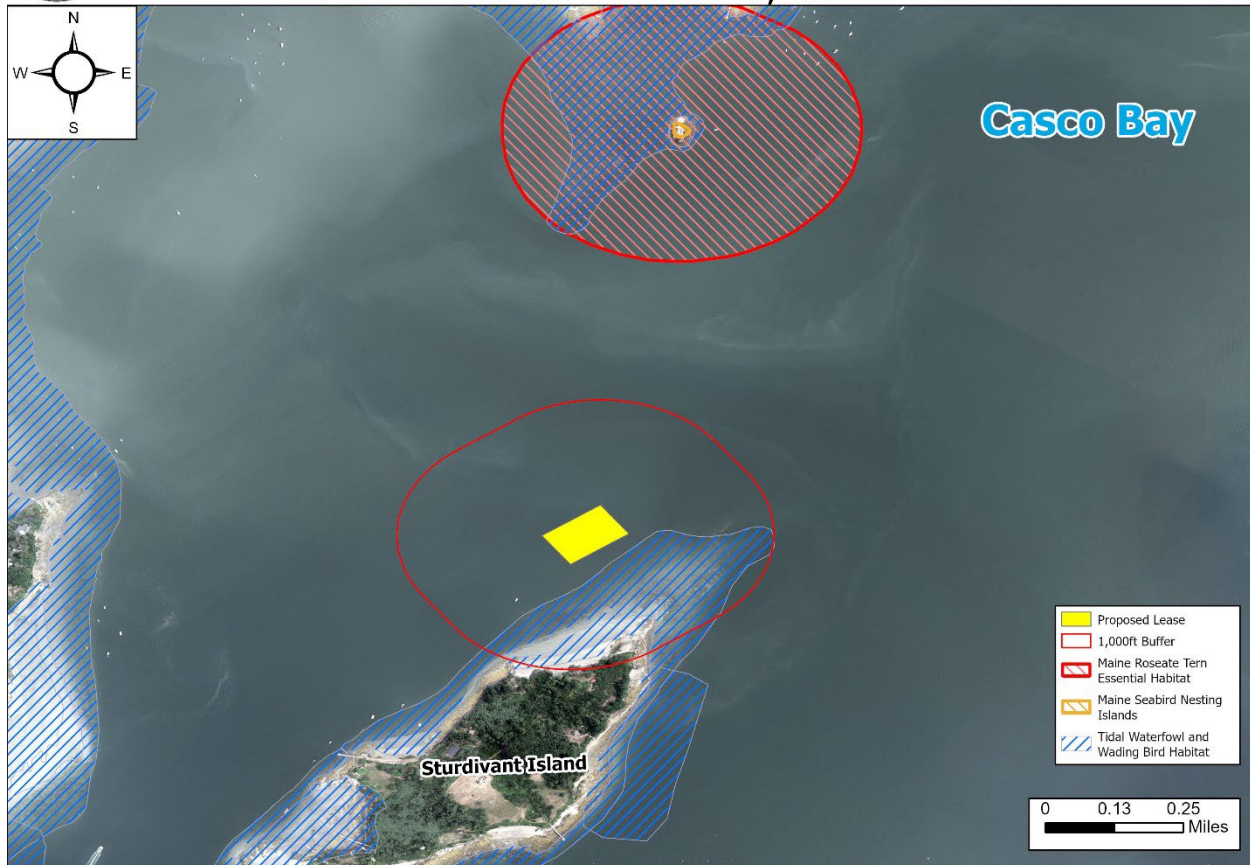


Figure 6. Mapped habitats in the vicinity of the proposed lease area. ¹¹

(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).

¹¹ Data obtained from USFWS “Bald_Eagle_Nests_-_Maine_2023” and IFW “EHRTERN”, “EHPLVTRN”, “GISVIEW.MEIFW.Twwh”, “ShorebirdAreas”, and “SNI”.