



Bailey Point Oyster Company - Broad Cove, St. George River, Cushing

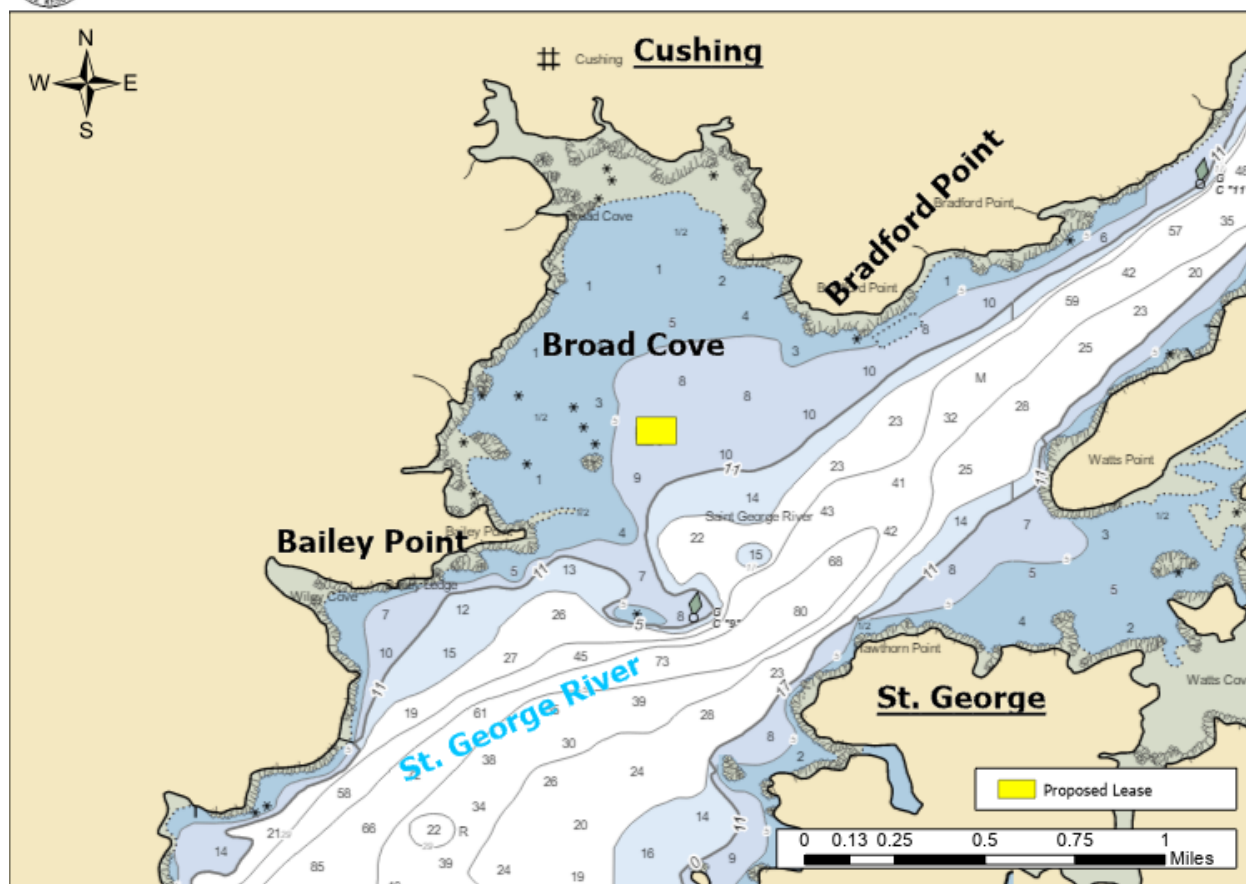


Figure 1. Vicinity map.¹

Location: Broad Cove, St. George River, Cushing, Knox County, Maine

Purpose: Standard lease for bottom and suspended culture of American/Eastern oysters (*Crassostrea virginica*).

Site Review: Geoff Shook, Peter Craig, and Lisa White

Report Preparation: Peter Craig, Geoff Shook, and Meryl Grady

¹ Unless otherwise noted, all figures in this report were created in ArcGIS Pro version 3.5 using digitized NOAA Nautical Charts or geo-referenced aerial photographs provided by The Maine Office of GIS.



Maine Department of Marine Resources Site Report

Bailey Point Oyster Company
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Application Overview

The applicant, Bailey Point Oyster Company, is requesting a 3.94² acre, 20-year, standard lease in Broad Cove on the St. George River in Cushing for the bottom and suspended culture of American/Eastern oysters (*Crassostrea virginica*). Oyster gear will be either removed or submerged from December - March. Additionally, a work float designed for storage and sorting will be on-site from April – November.³ The applicant currently operates four Limited Purpose Aquaculture (LPA) sites (RPAP525, 625, 725, & 926) within the footprint of the standard lease proposal (Figure 4). The LPAs would be relinquished upon final approval of the standard lease application.⁴

General Characteristics

On June 25, 2026, Department of Marine Resources (DMR) scientists assessed the proposed lease site. DMR scientists arrived on site at approximately 9:29 AM. The proposal is situated in the middle of Broad Cove on the St. George River between Bradford Point and Bailey Point (Figure 1). The shoreline consists of rocky ledges, marsh grasses, and riprap/boulders, all which lead to forested uplands and residential properties. From the proposed lease site, at least a dozen buildings are visible.

Depth

DMR scientists began collecting water depths at the proposed site shortly after high tide at approximately 9:37 AM (Table 1). Measured depths at corners of the proposed lease site ranged from 13.0 to 16.6 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 5.3 to 8.9 feet. Approximate depths at mean high water (MHW, 9.0 feet⁵) at corners of the proposal are 14.3 to 17.9 feet (Table 2). The proposal is located in the subtidal zone. The water current was flowing south at the time of the site visit.

Table 1. Predicted tidal heights in Thomaston, Maine.⁶

Date	Time	Height (ft)
6/25/2026	2:38 AM	0.1 L
6/25/2026	8:47 AM	8.0 H
6/25/2026	2:45 PM	1.1 L
6/25/2026	8:58 PM	9.1 H

² Applicant originally requested 3.93 acres. DMR calculations indicate the area is 3.94 acres.

³ Application page 7, 8

⁴ Application page 14

⁵ MHW in Thomaston is 9.0 feet, NOAA Tide Station 8415709

⁶ <https://tidesandcurrents.noaa.gov/noaatidepredictions.html?id=8415709>



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

Corner	Measured Depth (ft)	MLW Depth (ft)	MHW Depth (ft)
NW	14.8	7.1	16.1
NE	13.0	5.3	14.3
SE	16.6	8.9	17.9
SW	15.5	7.8	16.8

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 primarily 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 3.5 was used to verify the distances and bearings between proposed lease corners. Distances to shore were determined using the measuring tool in ArcGIS Pro 3.5, a nautical chart provided by the National Oceanic and Atmospheric Administration (NOAA), and the application coordinates (Table 4, Figure 2).

Application Coordinates (WGS84) - 3.94 Acres

<u>Corner</u>	<u>Latitude</u>	<u>Longitude</u>	
NW	44.006472°	-69.240111°	then 424 feet at 90° True to
NE	44.006472°	-69.238500°	then 405 feet at 180° True to
SE	44.005361°	-69.238500°	then 424 feet at 270° True to
SW	44.005361°	-69.240111°	then 405 feet at 0° True to NW



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Table 4. Approximate distances from proposed lease corners to surrounding features (Figures 1-3).

Feature	Distance
NW corner to pier without dock	~1,957' to the northwest
NW corner to nearest stairs ("2")	~1,759' to the northwest
SW corner to intertidal ledge	~414' to the southwest
SW corner to Bailey Point at MLW	~1,117 to the southwest
NE corner to pier with attached dock	~2,011' to the northeast
NE corner to Bradford Point at MLW	~1,840' to the northeast
SE corner to green can "9"	~2,535' to the south
SE corner to Hawthorn Point at MLW	~3,380' to the southeast



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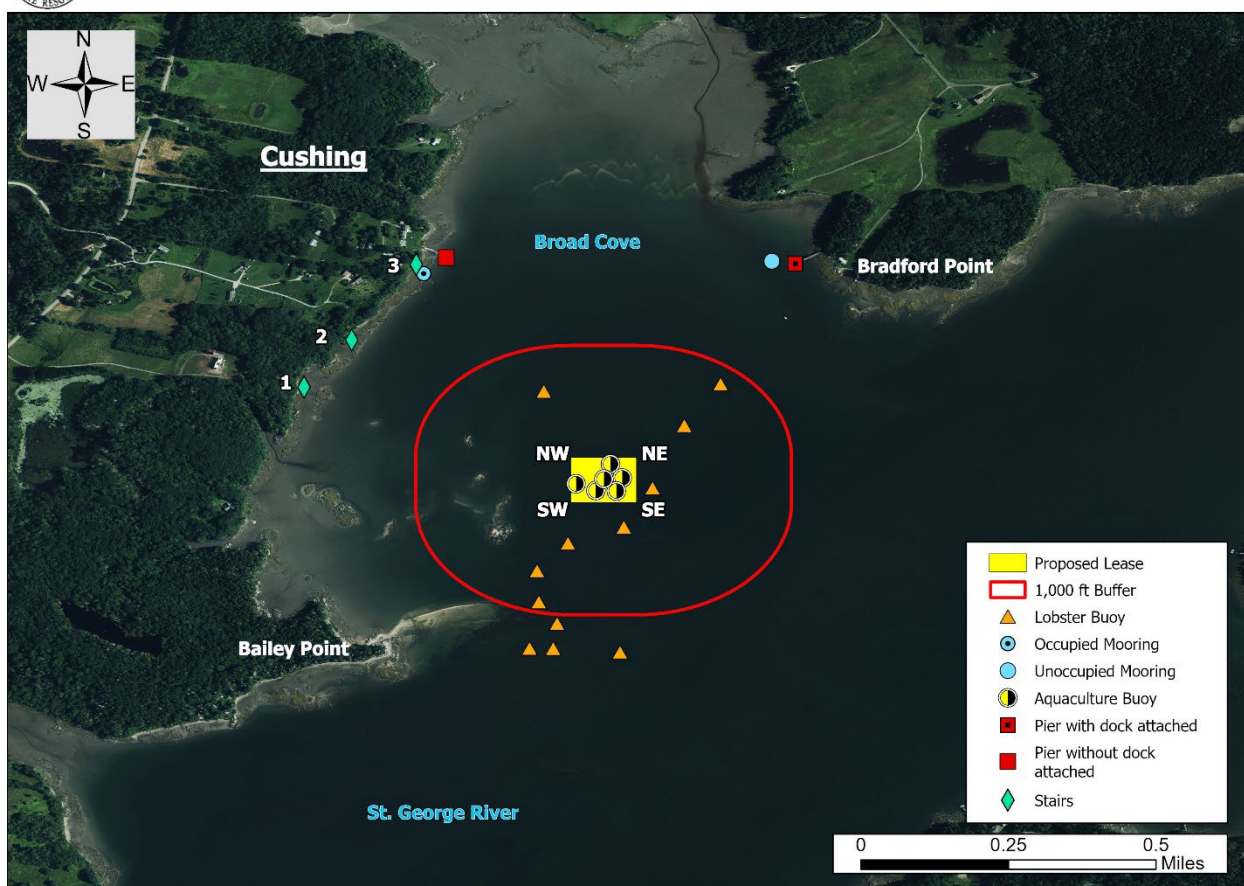


Figure 2. Proposed lease area with site visit observations.

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:



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(1) Riparian Ingress and Egress

During the site visit on June 25, 2026, DMR scientists observed two piers in the vicinity of the lease proposal; one with an attached dock located approximately 2,011 feet northeast of the proposal on Bradford Point, and one with no attached dock approximately 1,957 feet to the northwest. The dock on Bradford Point was also storing a small rowboat. Additionally, three sets of water-access stairs were documented along the western shore of Broad Cove located northwest of the proposal. The closest stairs ("2") to the proposed site were approximately 1,759 feet to the northwest. A kayak was also observed stored on land at the beginning of one set of stairs. Along with two piers, DMR scientists observed two moorings in the vicinity of the proposal. The mooring located northwest of the proposal was occupied by a 12-foot skiff, while the mooring northeast of the proposal was unoccupied (Figure 2).

A Municipal Questionnaire was sent by DMR to the Town of Cushing on July 22, 2025. DMR did not receive a response.

(2) Navigation

The proposal is located in shallow water at the southern edge of Broad Cove between Bailey Point and Bradford Point. The western edge of the main navigational channel, as defined by a line drawn between navigational markers "GC9" and "GC11", is approximately 0.3 miles southeast of the proposal (Figure 3).

DMR scientists observed two lobster boats transiting in the main navigational channel (one northbound and one southbound) during the site visit on June 25, 2026.



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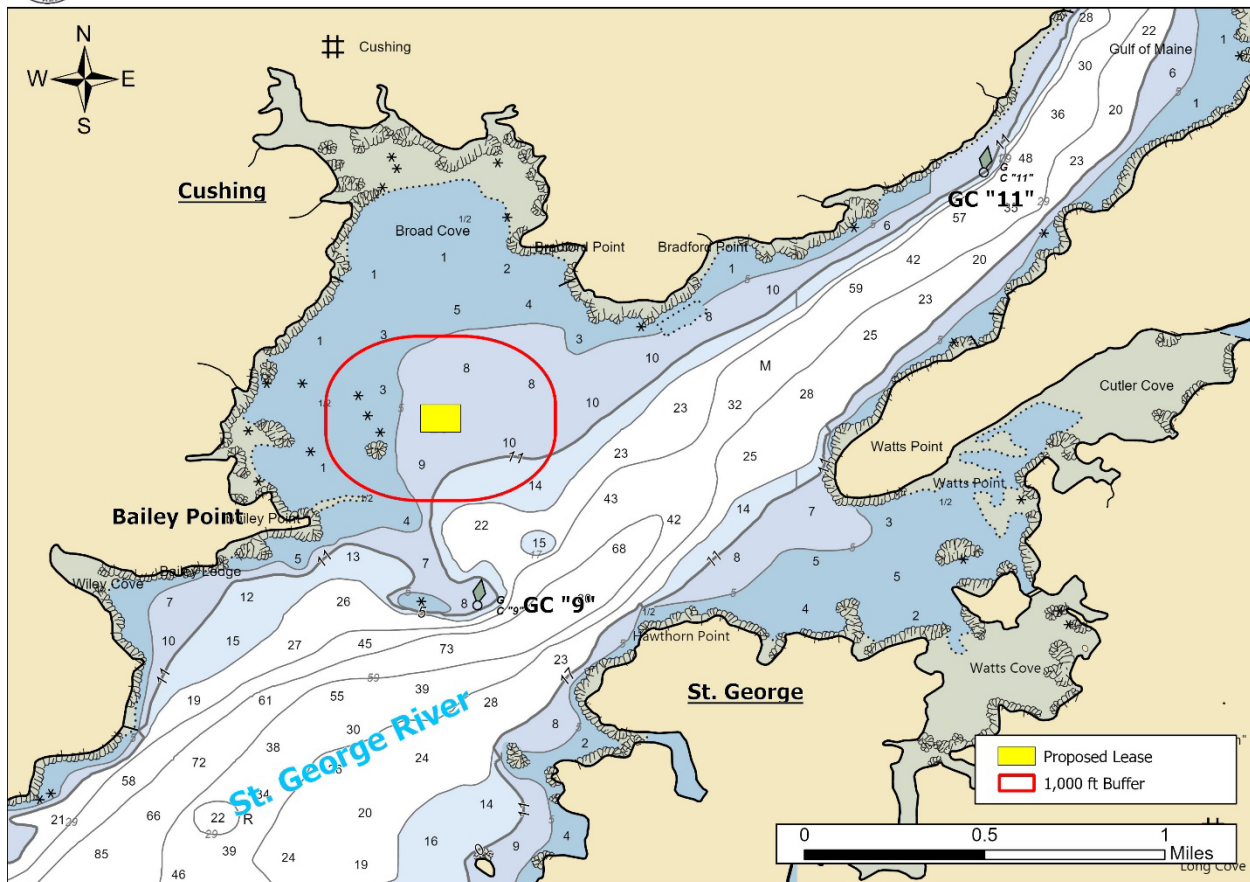


Figure 3. Navigational channels in the vicinity of the proposed lease area.

(3) Fishing and Other Uses

During DMR's site visit on June 25, 2026, no commercial or recreational fishing activity was observed within the boundaries of the proposed lease. Eight lobster buoys were observed in the vicinity of the proposal (Figure 2). The closest lobster buoy was observed approximately 104 feet to the east of the proposal.



(4) Other Aquaculture Uses

The applicant currently operates four Limited Purpose Aquaculture (LPA) sites (RPAP 525, 625, 725, & 926) within the footprint of the standard lease proposal (Figure 4). The LPAs would be relinquished upon final approval of the standard lease application.⁷ During the site visit, DMR scientists observed six yellow hardshell aquaculture buoys within the perimeter of the proposal marking the discussed LPAs (Figure 2).



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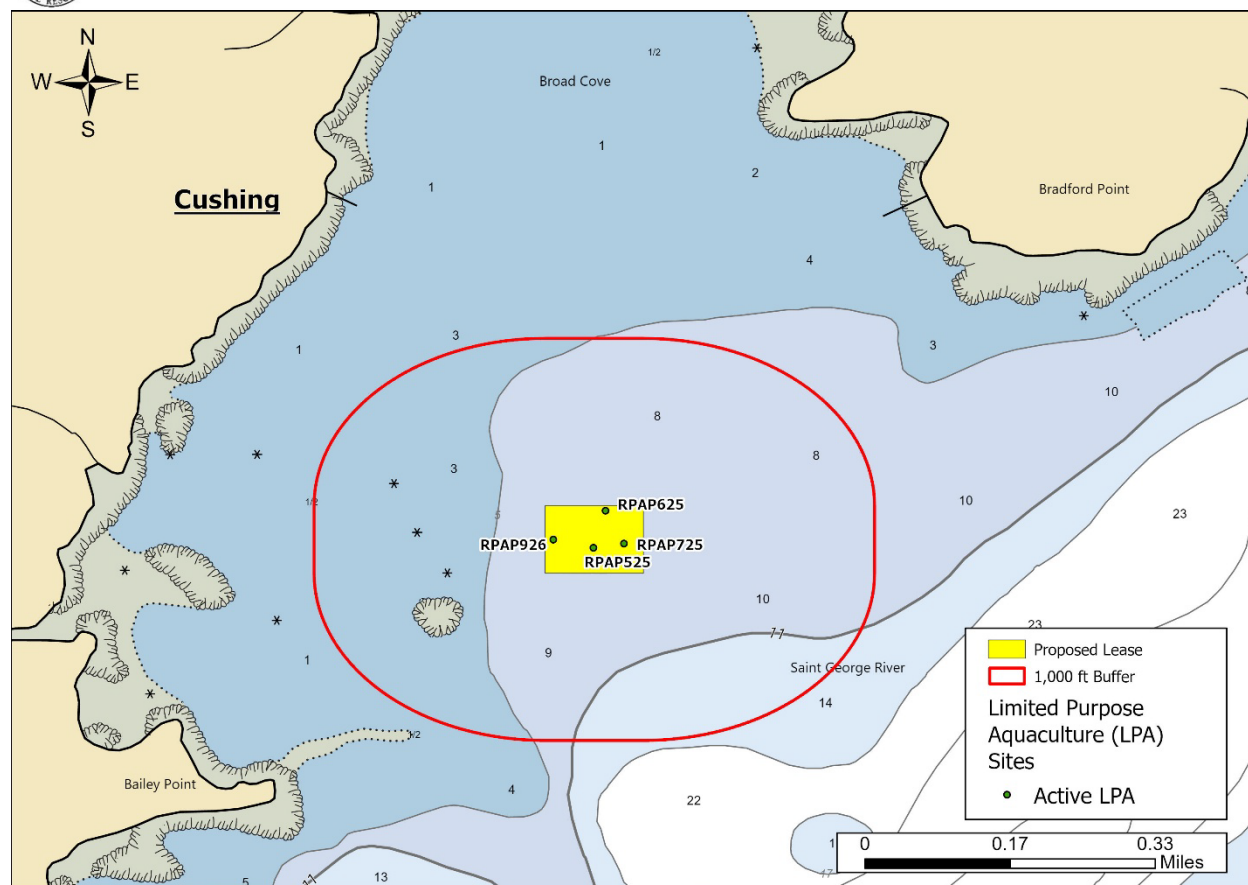


Figure 4. Aquaculture leases and LPA licenses in the vicinity of the proposed lease area.

(5) Existing System Support

Epibenthic Flora and Fauna

On June 25, 2026, 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.

⁷ Application page 14



Table 5. Species observed using underwater video footage.

Species Observed	Abundance
Sugar Kelp (<i>Saccharina latissima</i>)	Occasional

Eelgrass (*Zostera marina*)

Records of seagrass collected by the Department of Environmental Protection (DEP) in 2023 indicate mapped eelgrass presence in the vicinity of the proposal (Figure 5).⁸ The closest eelgrass is mapped approximately 380 feet southwest of the proposed site. Eelgrass was observed floating on the surface of the water within the vicinity of the proposal during DMR's site visit.



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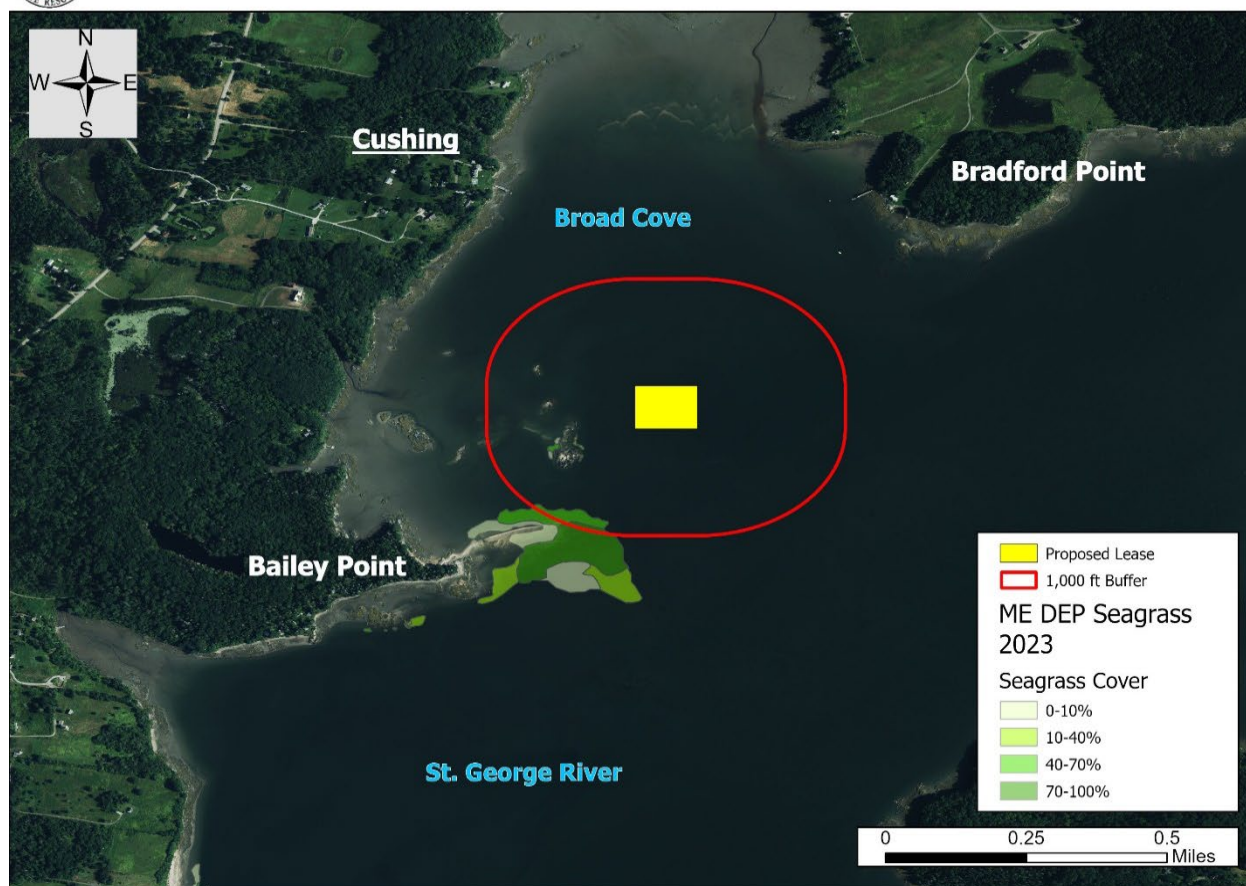


Figure 5. Mapped eelgrass (*Z. marina*) in the vicinity of the proposed lease area.

⁸ Data obtained from The Maine Office of GIS "GISVIEW.MESEP.Seagrass2023". Widgeon grass was observed only in a tributary to the Great Salt Bay, upstream of a culvert that likely restricts tidal flow. 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.



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Wildlife

During DMR's site visit, scientists observed harbor seals (*Phoca vitulina*), great cormorants (*Phalacrocorax carbo*), lesser black backed gulls (*Larus fuscus*), herring gulls (*Larus argentatus*), common terns (*Sterna hirundo*), lion's mane jellyfish (*Cyanea capillata*), osprey (*Pandion haliaetus*), and bald eagle (*Haliaeetus leucocephalus*). The harbor seals were observed swimming and splashing near the shallow water and exposed rocks approximately 414 feet southwest of the proposal area (Figure 2, Table 4).

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 850 feet east of Tidal Waterfowl and Wading Bird Habitat (TWWH).

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. The nearest mapped bald eagle nest is approximately 1.2 miles south of the proposal (Figure 6).

IFW was provided with the opportunity to comment on this proposal. On August 1, 2025, a Resource Biologist with IFW responded by email to a "Request for Agency Review and Comment" stating that minimal impacts to wildlife are anticipated.⁹

⁹ Email correspondence between MDIFW and DMR



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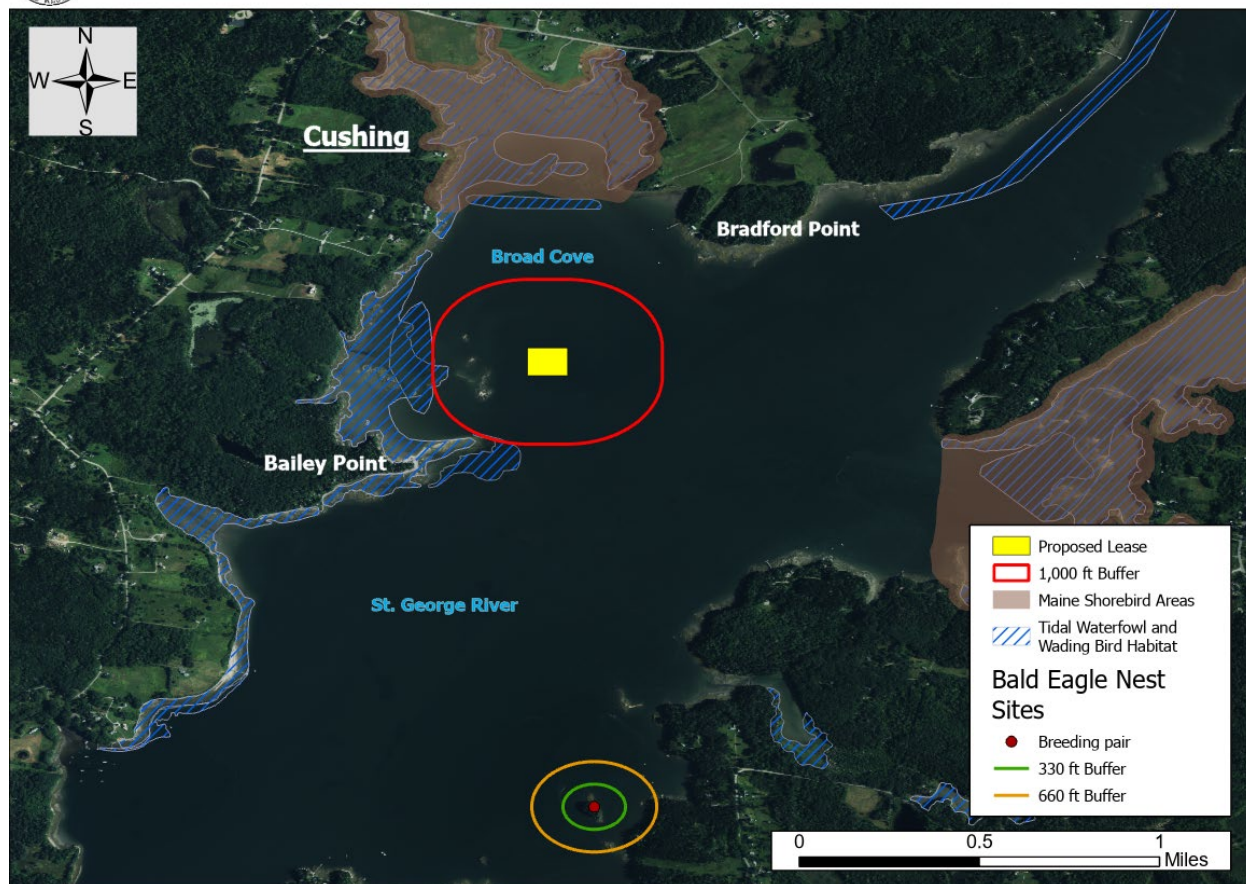


Figure 6. Mapped habitats in the vicinity of the proposed lease area.¹⁰

¹⁰ Data obtained from USFWS "Bald_Eagle_Nests_-_Maine_2023" and IFW "EHRTERN", "EHPLVTRN", "GISVIEW.MEIFW.Twwh", "ShorebirdAreas", and "SNI".



(6) Interference with Public Facilities

The proposed lease is not within 1,000 feet of any beach, park, docking facility, or conserved lands owned by federal, state, or municipal governments (Figure 7).



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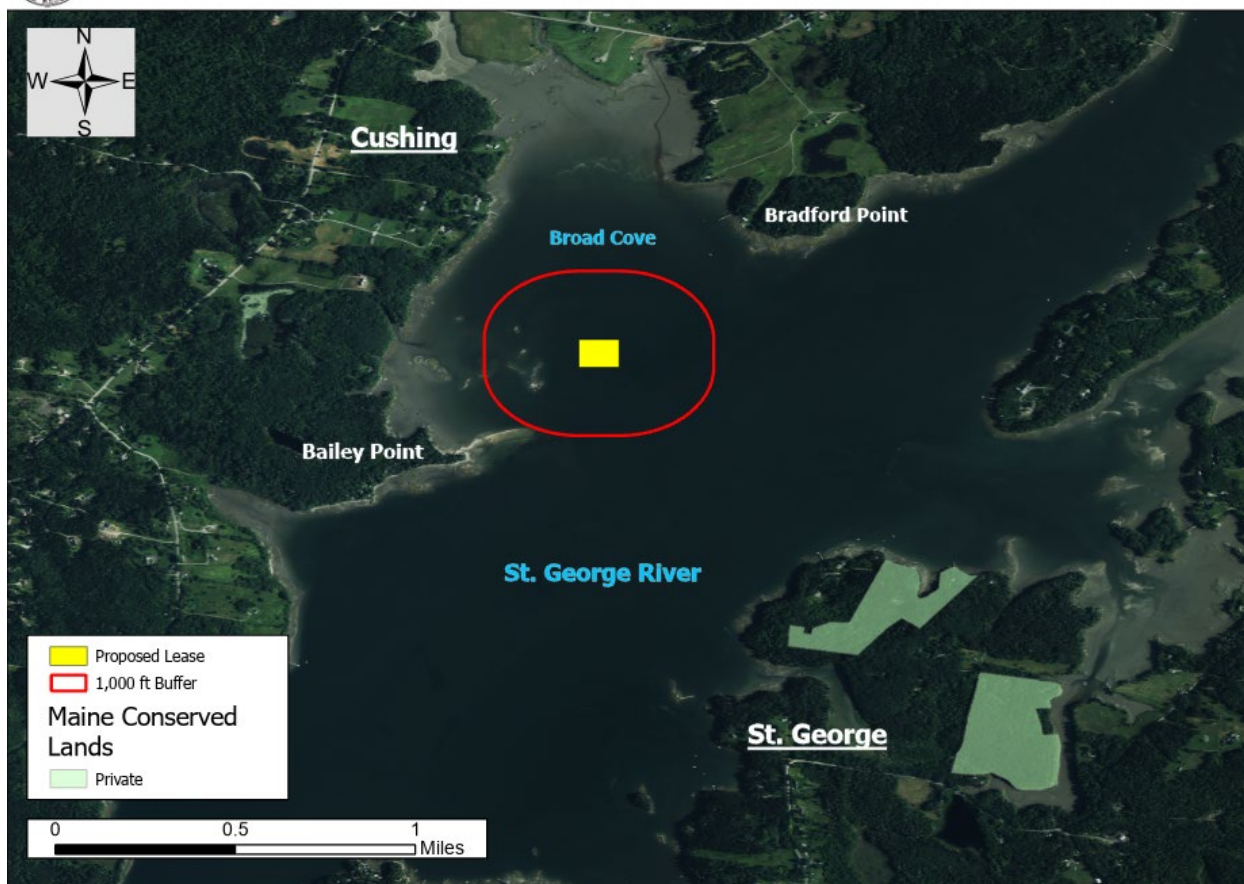


Figure 7. Public facilities near the proposed lease site.¹¹

(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.

¹¹ Data obtained from The Maine Office of GIS "GISVIEW.MECONSLANDS.Conserved_Lands"