



The Town of Cushing, incorporated in 1789, has approximately 25 miles of coastline and is one of a handful of coastal towns that currently have no public water access. The town has approximately 800 residence properties with approximately 1500 full time residents. This number swells to almost 2,500 during the summer season.

### **Current Coastal Water Usage**

Cushing is a fishing town with about 60 active commercial lobster boats spread across two harbors and a limited number of private access points. Cushing also has aquaculture projects and shellfish activities.

There are approximately 200 moorings in Cushing coastal waters almost all of which are used in the summer season and only accessible through riparian rights, a few easements and a few lease arrangements with coastal property landowners. All harbor waterfront is privately owned.

**The townspeople have waited 236 years for public water access.**

### **The Need for Public Water Access**

The need for water access cuts across the entire town population.

Examples are:

- Emergency Services for Access to Island Residents and On-Water Accidents.
- Commercial Lobstermen.
- Aquaculture Farmers, Shellfish Diggers and Rockweed Harvesters.
- Island Property Owners with no easement or contracted access.
- Recreational Boaters, particularly those who do not own waterfront property.
- Anyone needing to launch or haul out watercraft.
- Recreational fishing, Wildlife Viewing and Research Activities.
- Any many other uses for the town residents. For example, kayaking and paddleboarding.

### **Funds Being Set Aside**

About 20 years ago, Selectman Danny Staples recognized the need for the town to set aside a sum of money each year to acquire land for public water access. Waterfront land prices were rapidly increasing and were growing beyond the reach of most year-round residents. This was a potential threat to commercial fishing occupational growth in some of the best waters Maine has to offer.

At a minimum the Town needed to accumulate funds to satisfy matching funds requirements found in most grant offerings. The Select Board agreed to allocate funds annually which now total approximately \$339,000.

### **The Immediate Opportunity**

Recently a commercial zoned plot of land is becoming available through an estate. The trustee and attorney have agreed to a town purchase and are preparing a Purchase and Sale agreement with a closing date of June 1st, 2026.

The Select Board has authorized Mr. Staples and Harbormaster Austin Donaghy to research and apply for grant opportunities that would result in the Town providing public water access. The board also authorized an offer be made subject to a successful grant application, appraisal, clear title and Town vote.

## Contents:

- Introduction
- Proposal
- Sponsoring Agency Letter
- Sponsoring Agency Priorities
- Appendix A - Large scale graphics of those imbedded in the proposal
- Appendix B - MNAP Report
- Appendix C - Budget
- Appendix D - Deeds
- Appendix E - Location Photographs
- Appendix F - Owner's willingness to sell to the Town Letter

# The Town of Cushing Proposal LMF Matching Funds for Public Water Access

- 1. Applicant:** The Town of Cushing  
39 Cross Road,  
Cushing, ME 04563  
(207) 354 2375
  
- 2. Agency Sponsor:** Maine Department of Inland Fisheries and Wildlife.
  
- 3. Date of Proposal:** August 18th. 2025
  
- 4. Project Title:** Town of Cushing Public Water Access on Pleasant Point Gut.
  
- 5. Location of Project:** 16 Barnacle Lane,  
Cushing ME 04563  
Lots 031-010 and 031-011 on Town of Cushing Tax Map
  
- 6. Status of Title:** Reported clear, subject to legal review during due diligence.
  
- 7. Interest to be Acquired:** Acquisition in Fee
  
- 8. Size:** 1.56 Acres
  
- 9. Current Landowners:** The Estate of Dennis Young Sr.  
Represented by: Hylie West, Esq., Trustee  
P.O. Box 1419  
15 Belvedere Road  
Damariscotta, ME 04543
  
- 10. Partners:** There no partners in this proposal.
  
- 11) Proposed Budget:** Purchase Price \$730,000.00.

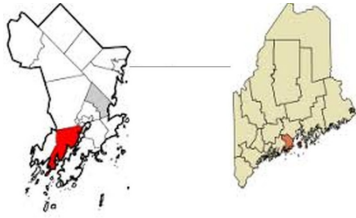
This is the appraised value Mr. West received.

This land is in a highly desirable location for both maritime commercial activities and private development. It is situated on the southern shores of the Town of Cushing in Pleasant Point Gut - a point on Maine's coastline with easy access to regional waters. These features create a significant premium on its value.

## 12. Project Description:

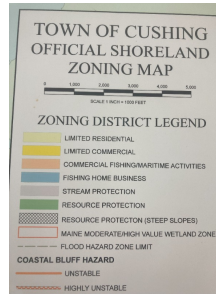
This project can be simply described as the Town of Cushing purchasing two waterfront lots in Pleasant Point Gut Inner Harbor for the sole purpose of providing public water access to all.

The two properties, lots 031-010 and 031-011 on the Cushing Tax Map, represent the real estate holdings of the Estate of Dennis Young Sr. represented by Hylie West Esq.



*Note: Larger versions of all graphics appear in appendices.*

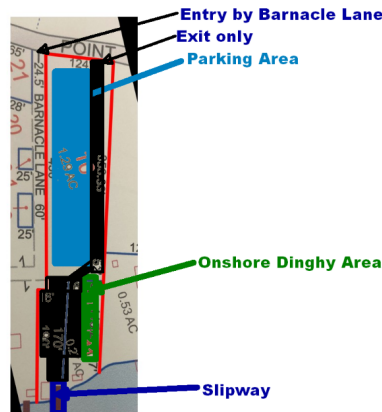
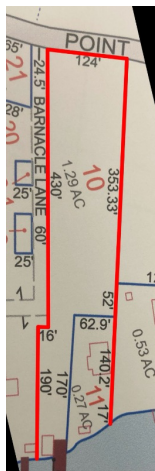
At the southwest end of the town is an inlet known as Pleasant Point Gut, which at high tide allows passage from the St. George River estuary through to Meduncook River estuary. The innermost portion of the Gut is known as the inner harbor where these properties for part of the waterfront. The property is zone "Commercial Fishing/Maritime Activities" and therefore requires no change of use for this project.



*Note: Larger versions of all graphics appear in appendices.*

The project intends to remove the existing residence which is in very poor condition. The project will also remove the existing shed and pier both of which are near collapse. Much vegetation outside of the resource protection zone will be cleared leaving the mature trees to the greatest extent possible extent while creating public, commercial and ADA compliant parking areas. The wharf will be replaced with a boat launch with the capacity to support both recreational and commercial boat launching and retrieval. Siting the launch ramp at the landing point of the old wharf will have minimal impact on the shoreline.

### Concept of Usage Areas

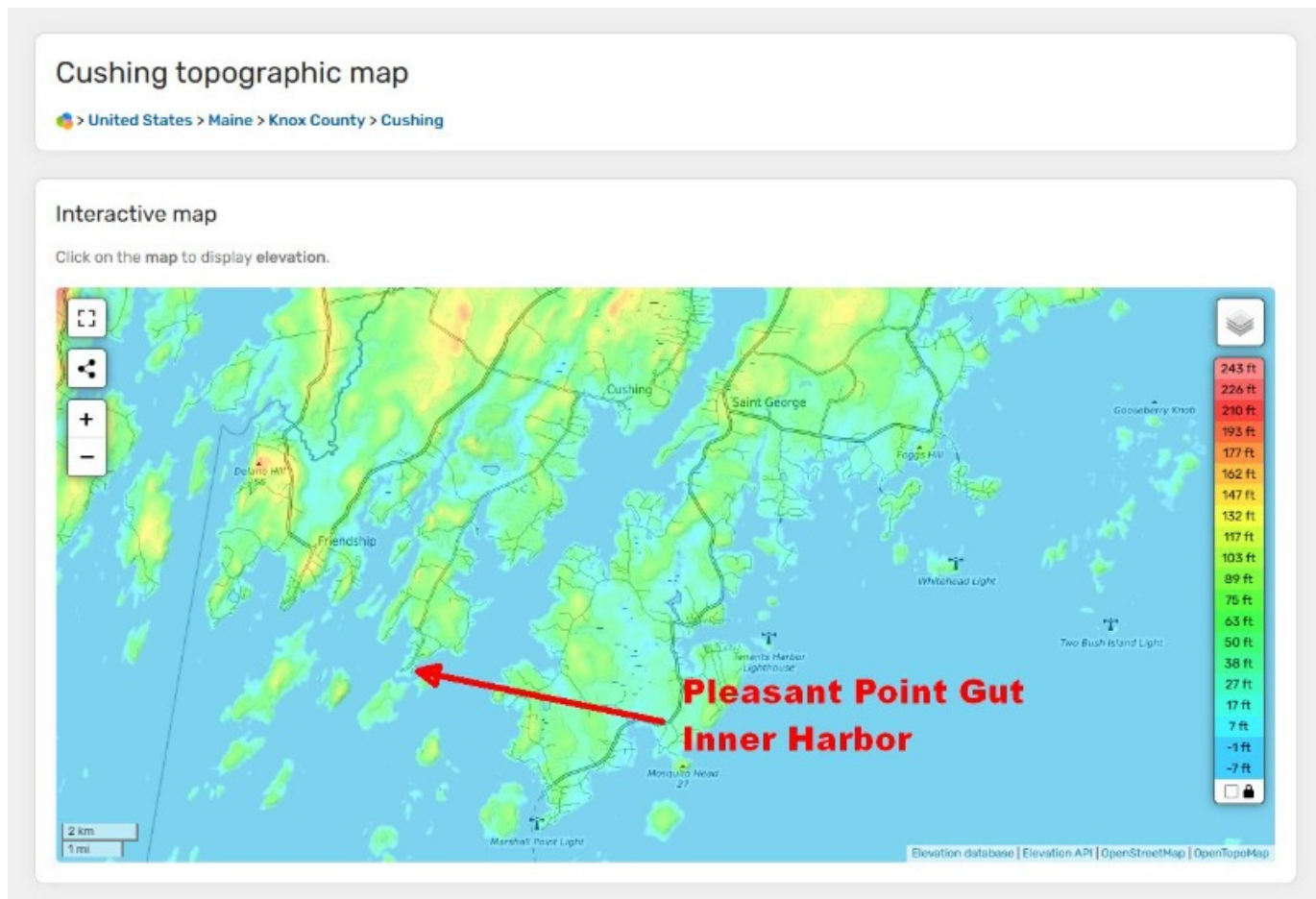


*Note: Larger versions of all graphics appear in appendices.*



The intent is to continue the Water Access appropriation by the town to fund to ongoing development and supplement with matching grants as available. The this end we are requesting consideration for Future Stewardship Awards.

### 13. Location of Property and Its Surroundings



<https://en-us.topographic-map.com/map-sk68s8/Cushing/?center=43.97775%2C-69.21936&zoom=12&base=2>

Name: Cushing topographic map, elevation, terrain.

Location: Cushing, Knox County, Maine,(43.92522 -69.32386 44.06587 -69.18475)

Average elevation: 43 ft

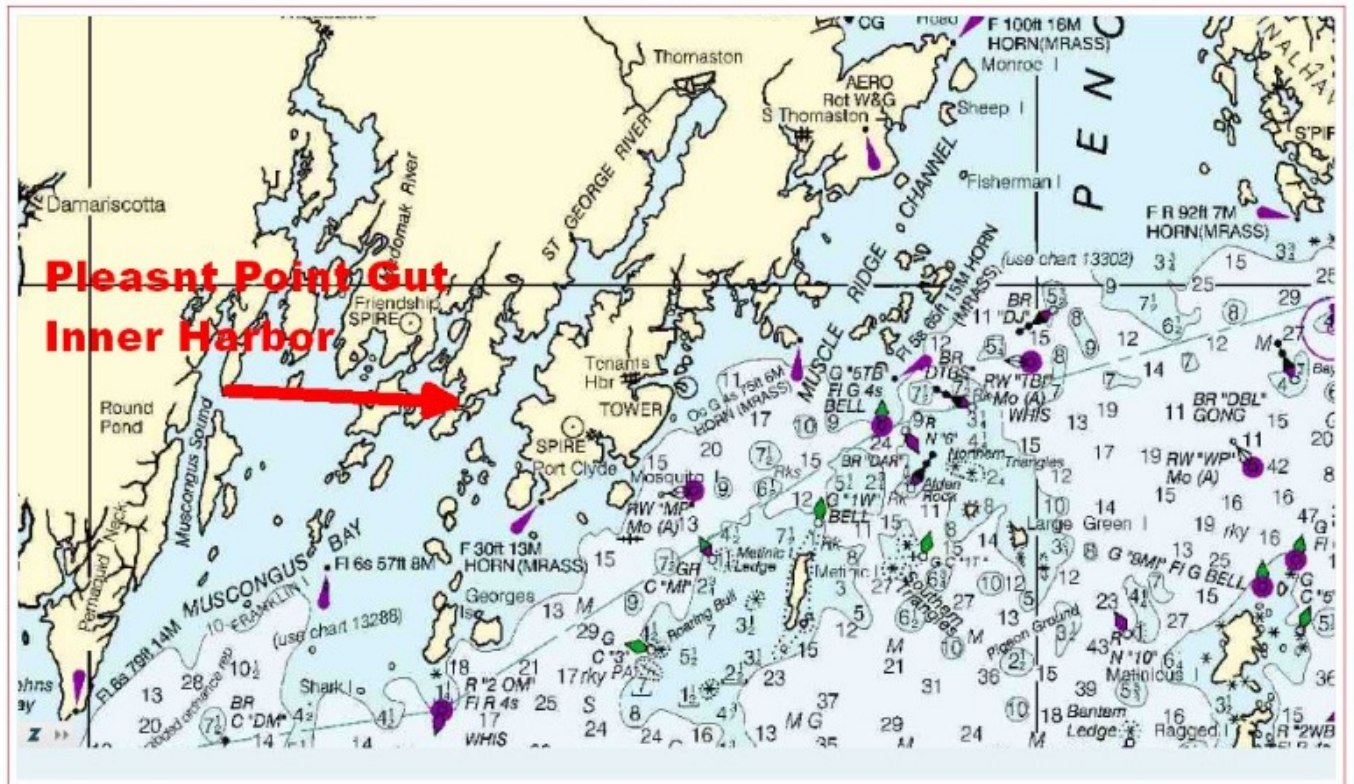
Minimum elevation: -7 ft

Maximum elevation: 210 ft

## Nautical Chart Depicting Area Waters

**13260**

BAY OF FUNDY TO CAPE COD



The above chart represents some of the best commercial, recreational and research waters in Maine.

- Lobsters, crabs and shellfish
- Haddock, Cod, Halibut, Mackerel, Striped Bass,.....
- Seals, Porpoises, Whales, Sun Fish
- Puffin Seasonal Nesting on Little Egg Rock Island
- Amazing scenery
- Suitable for all watercraft types

#### **14. The Need for Public Water Access**

Cushing is a fishing town with about 60 active commercial lobster boats spread across two harbors and a limited number of private access points. Cushing also has aquaculture projects and shellfish activities.

There are approximately 200 moorings in Cushing coastal waters almost all of which are used in the summer season and only accessible through riparian rights, a few easements and a few lease arrangements with coastal property landowners. All harbor waterfront is privately owned.

The need for water access cuts across the entire town population.

Examples are:

- Emergency Services for Access to Island Residents and On-Water Accidents.
- Commercial Lobstermen.
- Aquaculture Farmers, Shellfish Diggers and Rockweed Harvesters.
- Island Property Owners with no easement or contracted access.
- Recreational Boaters, particularly those who do not own waterfront property.
- Anyone needing to launch or haul out watercraft.
- Recreational fishing, Wildlife Viewing and Research Activities.
- Any many other recreational uses for the town residents. For example, kayaking and paddleboarding.

#### **15. Suitability for Intended Use**

Whilst deeds have yet to be fully examined by the town attorney, the Estate Attorney has indicated the property is free and clear.

The land is totally flat and can easily support the launching and retrieval of up to 42' craft. Space is available for commercial fishermen, general public and ADA parking. Overnight parking will not be allowed.

A small recreation area with picnic tables could be provided on the northeast shoreline of the property. However, the principal function of the property is for public water access.

#### **16. Impact on Natural Resources**

There will be vegetation removal to open up the lot for vehicle access and preparing the site for parking, maneuvering areas and safe road access points. A recommended IFW site planner will be consulted to assist in preparing a suitable layout.

As photographs at the end of Appendix E show, the existing wharf when removed will reveal a suitable slope upon which a launch ramp can be constructed. The area of shoreline is already significantly disturbed as will be evident when the old wharf is removed.

#### **17. Existing Public Access on Proposed Water Body**

There are no navigable water access points on the Cushing coastline. Cushing does have a public shoreline park but the water surrounding that land is mud flats used extensively by clammers.

## **18. Value of Fisheries Opportunity**

Cushing is a fishing town. Our waters are rich in lobsters and all the fish common the Maine Coast. In addition, we have a thriving shellfish group in our community. Our rocks are regularly used for rockweed harvesting. Beneficiaries are:

- Commercial Lobstermen.
- Aquaculture Farmers, Shellfish Diggers and Rockweed Harvesters.
- An expected rise in the number of recreational fishermen with currently is low.

However, all of these fisherman, harvesters and the general public have to access these waters using the Thomaston or Friendship facilities or have negotiated some easement or leased access with some waterfront owners.

The prime goal of the town is to provide ease of access for all our working waterfront residents and those who are landlocked in surrounding communities. There is considerable anchorage space available in the outer Pleasant Point Gut harbor. The Harbormaster has had a recent case where a fisherman lost his access afforded through a third party and had his mooring pulled without permission. This kind of activity, whilst occasional, would be negated by boats owner having open access to the waters. Similarly we have moorings being traded without reference to the Harbormaster thereby circumventing any waiting list.

Public access should provide growth opportunities by providing the means to all to openly participate in the bounties available in our coastal waters. It is difficult to provide actual figures as to the value added to the industry but there is no doubt that this removing barrier can do much to encourage others to use our waters

## **19. Expected Demand and Diversity of Uses**

The need for water access cuts across the entire town population year round and summer visitors combined.

Example users are:

- Emergency Services for Access to Island Residents and On-Water Accidents.
- Commercial Lobstermen.
- Aquaculture Farmers, Shellfish Diggers and Rockweed Harvesters.
- Island Property Owners with no easement or contracted access.
- Recreational Boaters, particularly those who do not own waterfront property.
- Anyone needing to launch or haul out watercraft.
- Land access for visiting groups such as Outward Bound
- Any many other uses for the town residents, tubing, kayaking and paddleboarding to name a few.

## **20. Threat of Conversion to Other Uses, Especially Development or Non-Water Dependent Uses**

As the sole owner of this property will be the Town of Cushing, and as funds for purchase have been specifically designated for public water access, the threat of conversion is significantly diminished. A town vote would be required for any change of use. The Town is purchasing this property solely as a public water access site in perpetuity.

## **21. Estimate of Monitoring and Maintenance Costs:**

While the Town is aware of initial costs to prepare the and build a launch ramp, there is no expectation of significant ongoing costs. The Town annually sets aside a sum towards the acquisition of a water access site, the expectation is for that sum to be continued as a maintenance fund.

The plan is to develop the site to the greatest extent with a minimal annual maintenance expectation, certainly within the budget for the above sum. That being said, the Town will have to vote on any additional expenditures.

## **22. Project Readiness**

The aforementioned estate attorney, Hylie West Esq., is at time of writing preparing the Purchase and Sale agreement with four conditions:

1. Approval of the project for LMF matching funds
2. Clear title
3. Town of Cushing public approval

The proposed closing date is June 1st., 2026

This property will be assumed in a vacant state and ready for work to commence immediately upon purchase.

The Town of Cushing will have the matching funds - The accounts currently have \$339,000 cash on hand and a Select Board commitment to appropriate the balance.

## **23. Organizational Capacity:**

The Town of Cushing is an Incorporated Maine entity with duly elected officers, a town staff and all departments typical of a similar sized town in Maine. In addition there are appointed officials particularly related to this project such as Harbormaster and Road Commissioner.

All Town entities and associated properties are addressed annually in the budget process, ratified at the annual town meeting. It is anticipated that this project will fully be part of that process.



JANET T. MILLS  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF  
INLAND FISHERIES & WILDLIFE  
353 WATER STREET  
41 STATE HOUSE STATION  
AUGUSTA, ME 04333-0041



JUDITH CAMUSO  
COMMISSIONER

Land for Maine's Future Board  
22 SHS / 19 Elkins Lane / Elkins Bldg.  
Augusta, ME 04333-0022

August 14, 2025

RE: Cushing Water Access

Dear Land for Maine's Future Board Members:

The Department of Inland Fisheries and Wildlife is pleased to support the Town of Cushing's application for funding to purchase land on Pleasant Point in Cushing for public water access.

Although Cushing has approximately 25 miles of coastline, the Town has no public access to salt water for its residents or visitors. The development of a trailered boat launch, at least 21 parking spaces, and ramp and skiff facility will address a great need for a public water access facility in the area. Coastal access sites, like the one planned by the Town of Cushing, are critical for many reasons, including providing new opportunities for boaters and anglers to access waters. They also assist in distributing use across the landscape to prevent overcrowding of existing sites and provide access opportunities within reasonable distances.

This project is precisely the type that the LMF Water Access Program was designed for. The Department wholeheartedly supports this proposal.

Sincerely,

Timothy Peabody  
Deputy Commissioner, Maine Department of Inland Fisheries and Wildlife

## Sponsoring Agency Specific Interests

The Maine Department of Inland Fisheries and Wildlife have generously agreed to sponsor this project.

Here are the proposed applicability of this project to their interests as documented in the LMF Proposal Workbook:

Acquire and manage habitats essential for the conservation of endangered or threatened fish and wildlife;

- Not applicable to this project

Acquire lands necessary to achieve objectives identified in species management plans;

- Not applicable to this project

Acquire and manage lands that contain habitats for other fish and wildlife requiring special management attention, such as Species of Greatest Conservation Need as identified in the State Wildlife Action Plan; Land for Maine's Future Workbook Appendix B Page | 52

- Not applicable to this project

Acquire fish and wildlife habitats that provide opportunities for public use and access and/or to demonstrate wildlife habitat management;

- Providing public access to Cushing coastal waters would provide free access to researchers, both amateur and professional

Acquire parcels as additions to existing conservation lands to enhance their conservation values by consolidating or expanding current boundaries;

- This waterfront property comes with 1.8 acres of land which will be town owned and therefore will add to the collection of town conserved lands.

Acquire lands with fish and wildlife values that complement land acquisitions of other public or private agencies;

- Public Town-owned land serves all agencies public and private with the critical value of water access for anyone.

Acquire large landholdings in western, northern, and eastern Maine that currently or potentially have high value deer habitat;

- Not applicable to this project

Provide access for open water angling, bank and riparian angling, boating, hunting, wildlife viewing and other water-related uses; and/or provide access to high value fishery resources, particularly to those waterbodies where access is currently limited.

- These are the primary goals of this project, there is no water activity that cannot be enhanced by availability of access in a town where there is none.

## **Additional Sponsoring Agency Priorities**

Conserve land that provides access to land and waters that provide opportunities for traditional, non-intensive wildlife focused recreation by the public.

- Cushing Coastal Waters have significant wildlife opportunities. Perhaps the most significant is the Puffin seasonal nesting grounds on Eastern Egg Rock and Matinicus Rock, both easily accessible from this proposed site.
- Many small uninhabited islands are excellent bird viewing sites.
- There is a large seal habitat around Stone and Seavey Islands.
- Sun Fish, also know as Mola, are frequently seen in Cushing Waters.
- Porpoise and Minke Whales are also frequently spotted.

Coastal access sites that increase access to coastal waters, and/or address use and parking pressures.

- The plan is to provide three distinct parking areas:
  1. General parking in the northern half of the property.
  2. Commercial fishermen parking north of the launch maneuvering area.
  3. ADA parking near the shoreline with easy access to the launch site.

Land that supports high-value fisheries and provides access for diverse fishing opportunities throughout the state for both ice and open water anglers.

- Cushing coastal waters vary in depth from 20' to 300'+. The bottom is both rocky and sandy. This diverse habitat allow all Maine's common salt water fish to thrive. The addition of the only public water access can only but encourage open water anglers.
- Ice fishing is a moot point in Cushing

Focus land protection efforts in areas which provide or improve fair, equitable, safe, and permanent public access to lands and waters.

- The first and only town-owned public water access point in Cushing can only encourage fair, safe and permanent access. The Town will be going from offering nothing in this vein to full access for all. This is long overdue for a town with a significant resident and seasonal population.

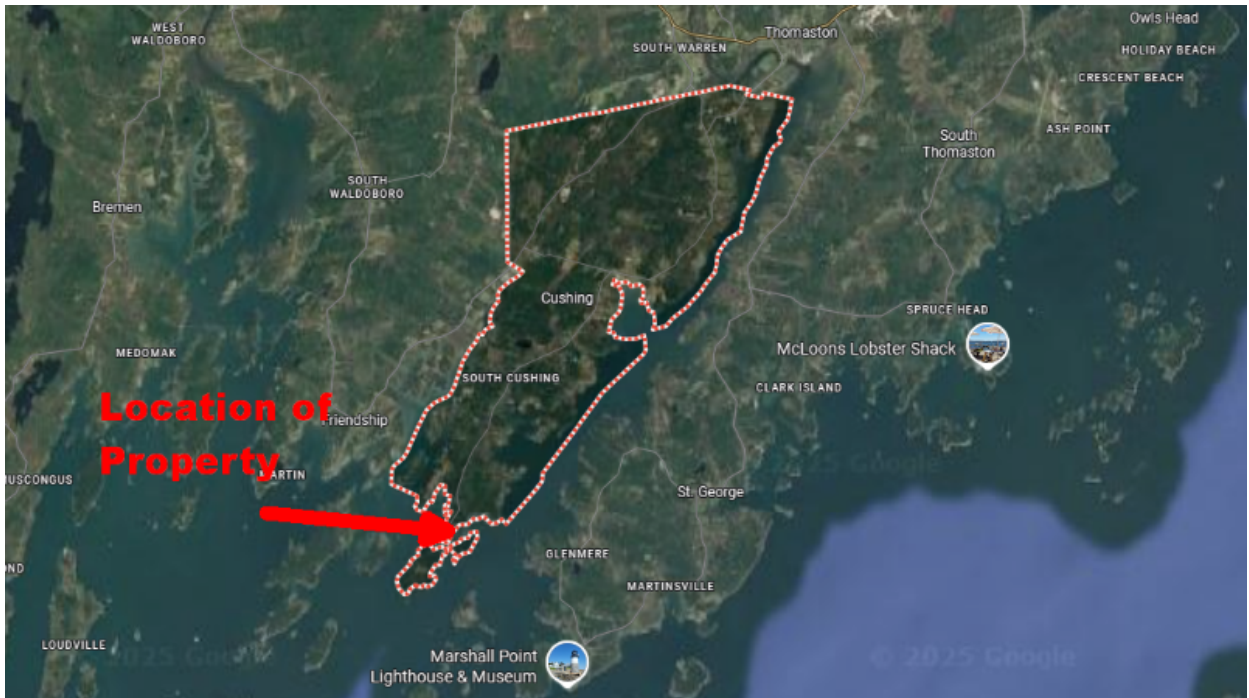
Increase the availability and quality of water access resources meeting accessibility standards.

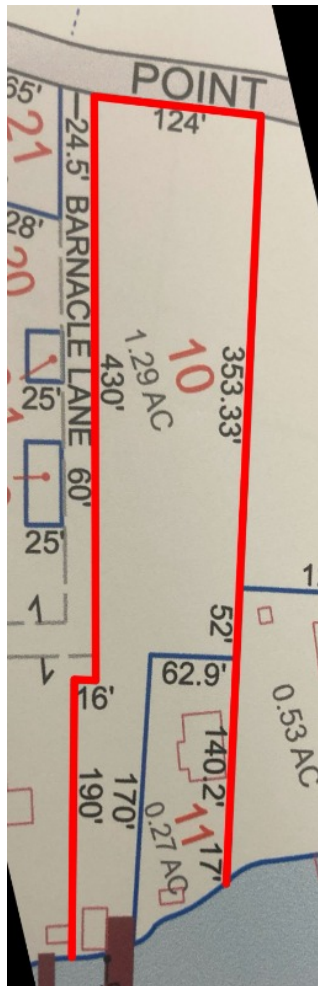
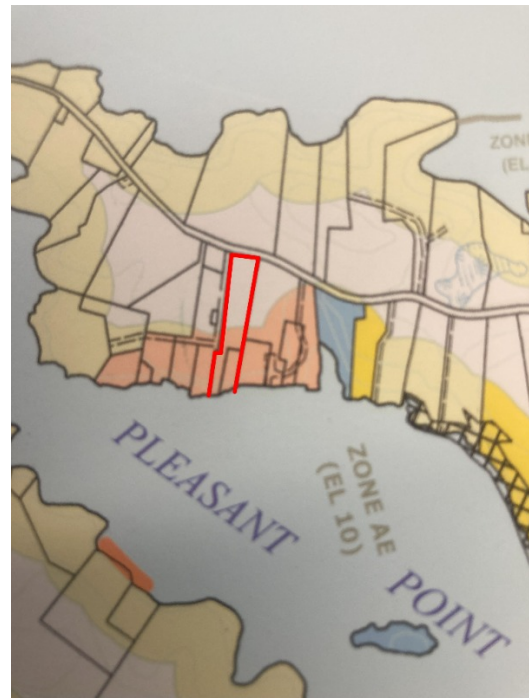
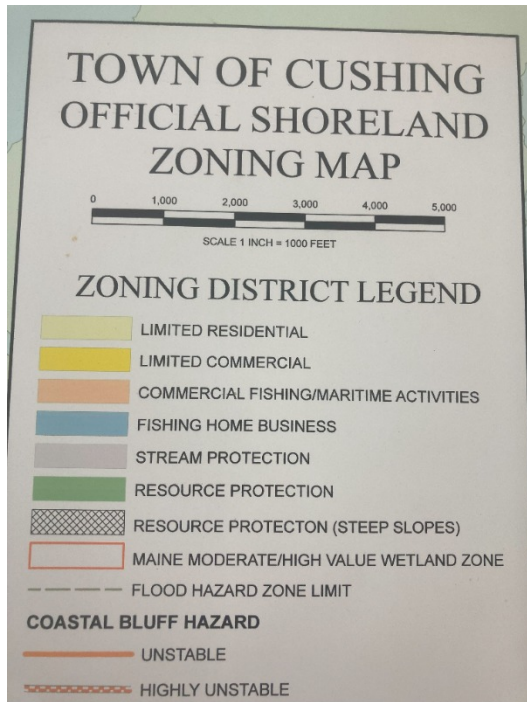
- The plan calls for both ADA compliant parking and appropriate safe access to the ramp. Small craft boating poses many challenges to those with disabilities, but this project aim not to be a barrier.

Secure public access to waters supporting regionally significant recreational opportunities.

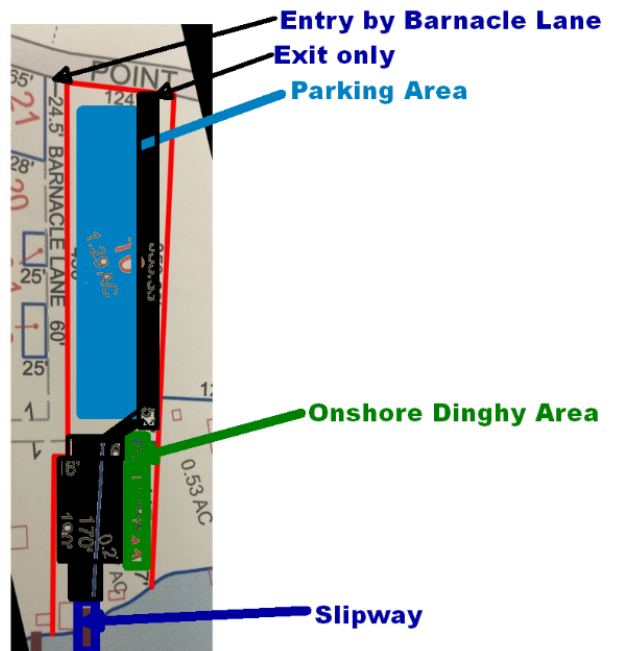
1. This is an open access project providing every opportunity, within its scope, to provide recreational opportunities on some of the finest waters on Maine's coastline. Cushing is going from nothing to full service access in one project.

# Appendix A - Graphics





### Concept of Usage Areas





## **Appendix B - MNAP Report**

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Proceed to next page for content.

## Maine Natural Areas Program: Pre-Acquisition Review Checklist 2025

**Project/Site Name:** Public Water Access

**Applicant:** Town of Cushing

**Project Acreage:** 1.56

**Town(s):** Cushing

**Biophysical Region:** Central Interior & Midcoast

- |  |  |   |
|--|--|---|
| Have Rare, Threatened and/or Endangered plants been documented at site?  | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes            |
| Have Rare and/or Exemplary natural communities been documented at site?  | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes            |
| Have Rare, Threatened and/or Endangered animals been documented at site? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes            |
| Have MDIFW Significant or Essential Habitats been documented at site?    | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> Yes |

### Summary list of known MNAP and MDIFW features within project area

Feature Name	State Status <sup>a</sup>	State Rank <sup>b</sup>	Global Rank <sup>c</sup>	Occurrence Quality Rank <sup>d</sup>	SGCN Priority	Acres
Tidal Waterfowl and Wading Bird Habitat	--	--	--	--	--	--

	No	Yes	Comments
Does parcel connect to conservation land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--
Does parcel intersect a large undeveloped block (500+ ac)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--
Does parcel intersect with a Beginning with Habitat Focus Area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--
Has an MNAP Ecologist conducted a field inventory of the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--
Does the parcel contain land area or is it within 1 mile of a site documented by the Maine DEP as having PFAS contamination?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Data updates occur regularly; check with the Maine DEP for confirmation.

### Additional Comments:

The parcel is adjacent to Tidal Waterfowl and Wading Bird Habitat.

This property contains 1.3 acres of the Coastal Elevation Moderately Calcareous geophysical setting, occupying ~83% of the parcel. This setting is under-represented on conservation lands across the northeast. Geophysical settings are combinations of soils, geology and elevation that have been proven to be key drivers of biodiversity. Representative conservation of the full suite of geophysical settings is considered critical to help ensure that there are adequate habitats for climate change driven species migration.

Recent climate resiliency modeling by The Nature Conservancy indicates that, as a whole, this project is not above average for climate resilience, following various climate change scenarios. For more information visit: <http://www.conservationgateway.org>.

**Protect: Resilient** - The project is within the **Saint George River and Muscongus Bay-Atlantic Ocean 12 HUC basin** and is part of a Freshwater Resilient and Connected Network (FRCN) identified by The Nature Conservancy as **Protect: Resilient**. These are large, diverse, and connected river networks in good condition with ample unaltered water. The main conservation strategy for these systems is to protect their current state. The FRCN is a conservation vision that directs attention to networks likely to be a priority for protection and restoration given their freshwater resilience and recognized biodiversity value. It identifies a representative set of networks that are currently resilient or could become resilient with restoration of connectivity, condition, and/or flow regime. These key networks could sustain freshwater biodiversity by providing biota with quality habitat while allowing organisms to move and adjust to a changing climate. Note that the Freshwater Resilient and Connected Network is not intended to be a binary map of what is worthy of conservation, but rather, points us to the freshwater systems we want our conservation work to benefit. **This area has above average freshwater resilience.** Please visit TNC's Resilient River Explorer for more information, <https://www.maps.tnc.org/resilientrivers/#/explore>.

<sup>a</sup> State Status (FMI <https://www.maine.gov/dacf/mnap/features/rank.htm>)



- E Endangered
- T Threatened
- SC Special Concern

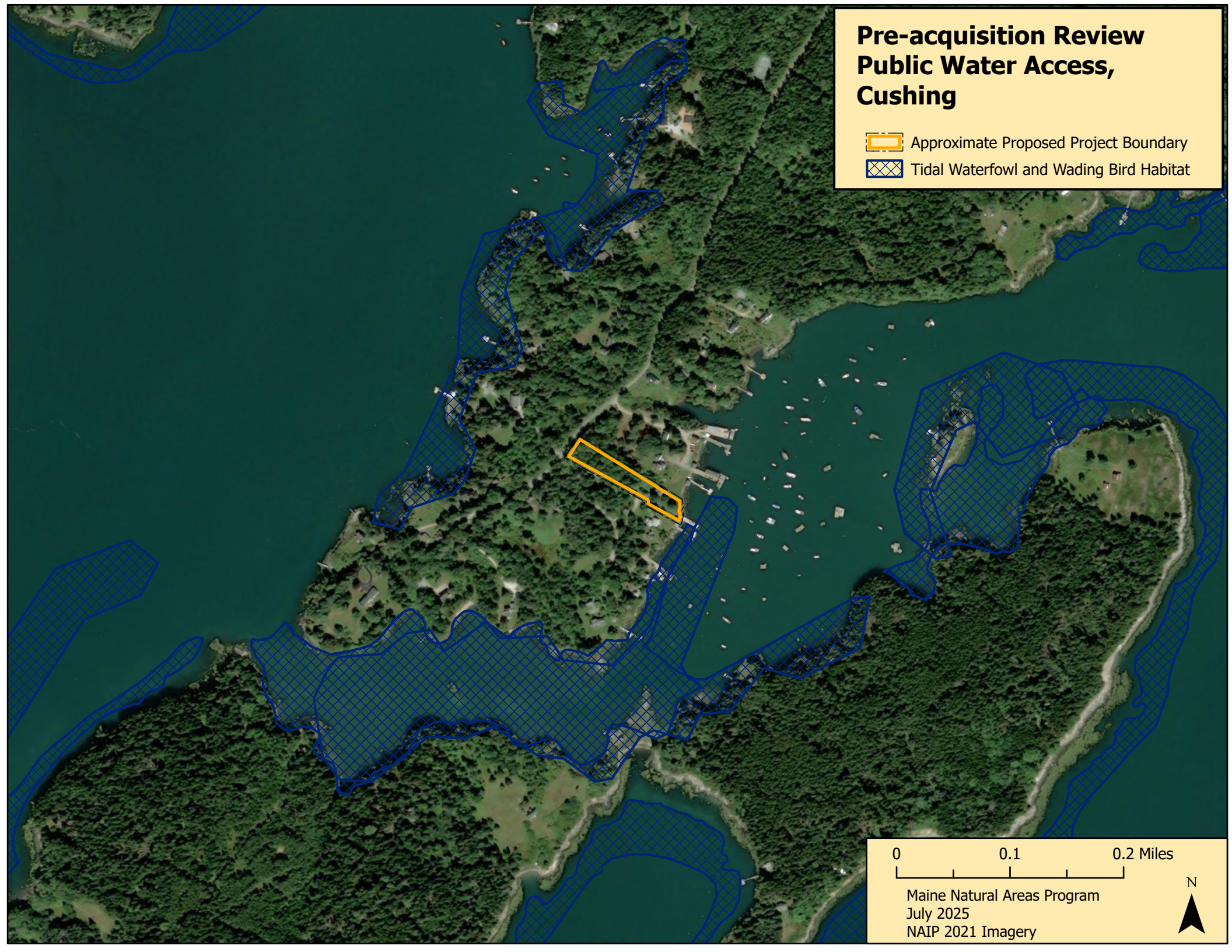
<sup>b</sup> **State /<sup>c</sup> Global Rarity Rank** (FMI <https://explorer.natureserve.org/AboutTheData/DataTypes/ConservationStatusCategories>)

- S1/G1 Critically imperiled
- S2/G2 Imperiled
- S3/G3 Vulnerable
- S4/G4 Apparently secure
- S5/G5 Secure

<sup>d</sup> **Occurrence Quality Rank:** Occurrence quality based on size, condition, and landscape context. **A** indicates an **excellent** example and **D** indicates a **poor** example. A rank of **E** indicates that the community or population is **extant** but there is not enough data to assign a quality rank.

# Pre-acquisition Review Public Water Access, Cushing

-  Approximate Proposed Project Boundary
-  Tidal Waterfowl and Wading Bird Habitat




0 0.1 0.2 Miles

Maine Natural Areas Program  
July 2025  
NAIP 2021 Imagery







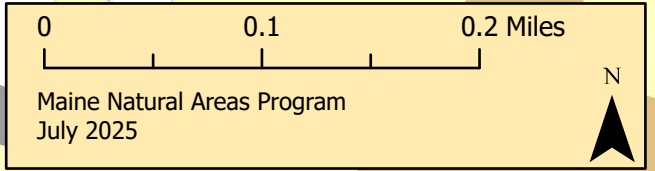
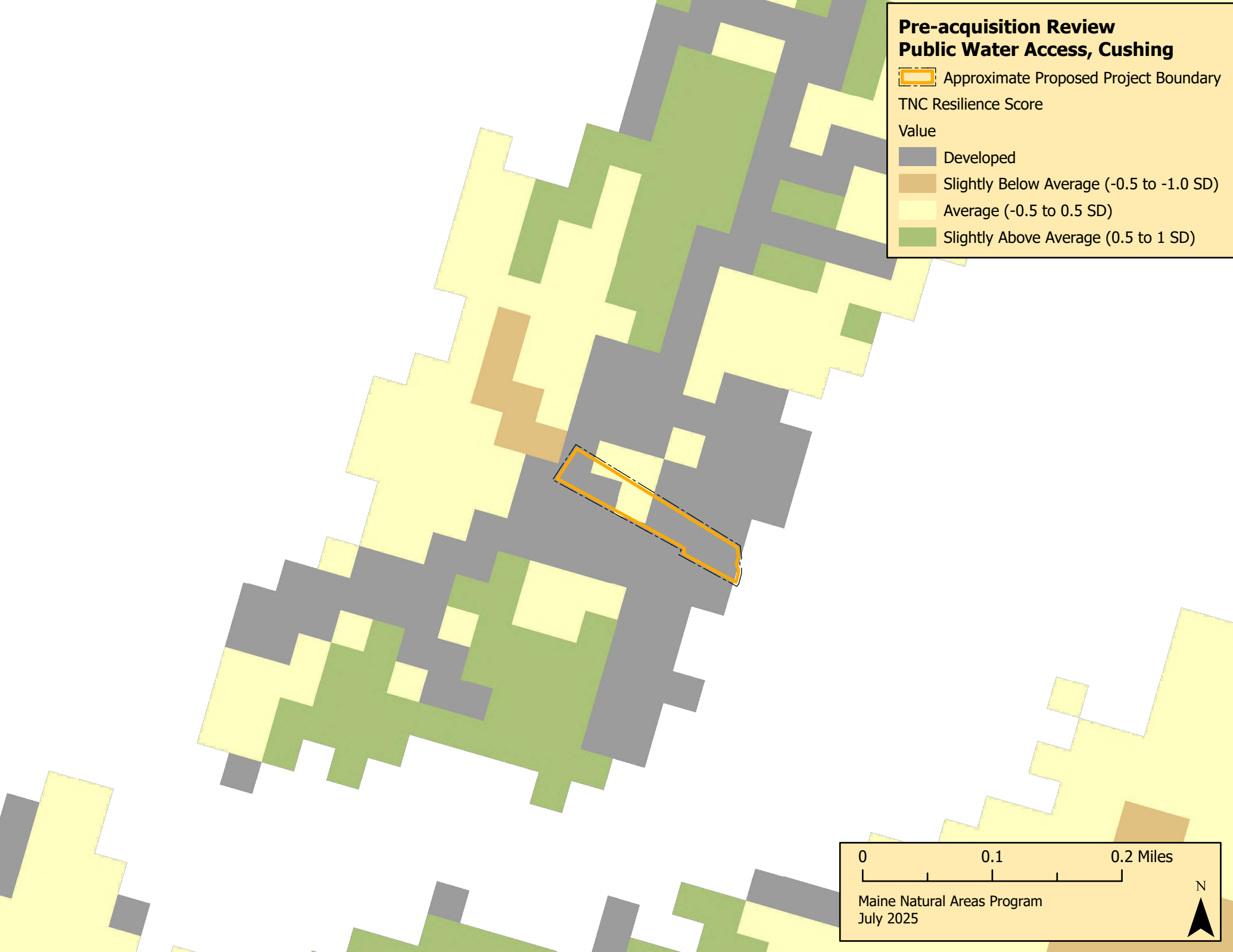
**Pre-acquisition Review  
Public Water Access, Cushing**

 Approximate Proposed Project Boundary




TNC Resilience Score

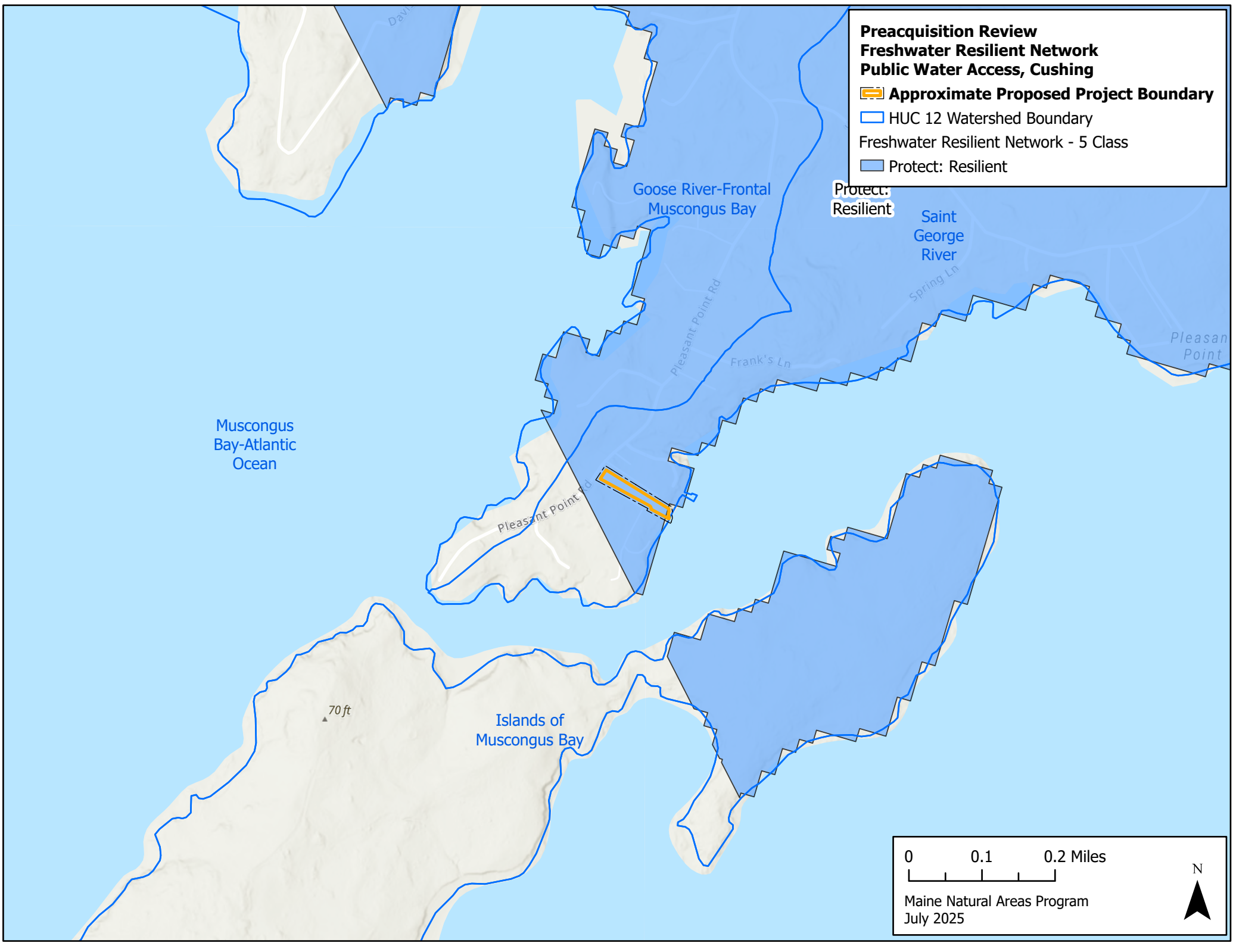
Value

-  Developed
-  Slightly Below Average (-0.5 to -1.0 SD)
-  Average (-0.5 to 0.5 SD)
-  Slightly Above Average (0.5 to 1 SD)




**Preacquisition Review  
Freshwater Resilient Network  
Public Water Access, Cushing**


-  **Approximate Proposed Project Boundary**
-  HUC 12 Watershed Boundary
- Freshwater Resilient Network - 5 Class
-  Protect: Resilient



0 0.1 0.2 Miles



Maine Natural Areas Program  
July 2025



# Resilient Land Mapping Tool Analysis Result: Result 1

The area of interest totals 1.8 acres (1.8 ac of land and 0.0 ac of open water) in the Northern Appalachian / Acadian ecoregion(s). It includes 0.0 ac of conservation land ( GAP1=0.0 ac, GAP2=0.0 ac, GAP3=0.0 ac )

Based on RLMT v2.0.38 released on June 12, 2025



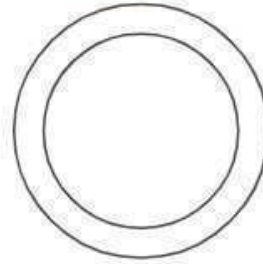
The area of interest totals **1.8** acres (1.8 ac of land and 0.0 ac of open water) ☺ in the Northern Appalachian / Acadian ecoregion(s). It includes **0.0** ac of conservation land ( GAP1=0.0 ac GAP2=0.0 ac GAP3=0.0 ac ) ☺

### Resilient & Connected Network

**Resilience, Flow & Recognized Biodiversity: 0.0 ac**  
**Resilience & Flow: 0.0 ac**  
**Resilience & Recognized Biodiversity: 0.0 ac**  
**Other: 1.8 ac**

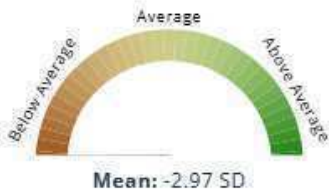
- Outside Prioritized Network: **1.8** ac

Resilient & Connected Network (Detailed - TNC Customized)

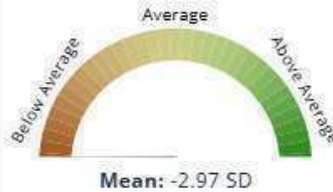


### Average Terrestrial Resilience Across the Site

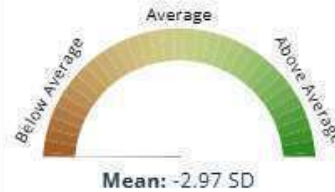
Resilience (TNC Customized)



Local Connectivity (TNC Customized)

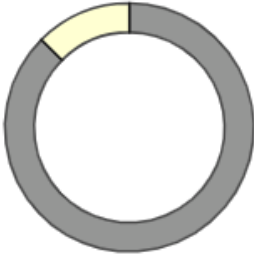


Landscape Diversity (TNC Customized)



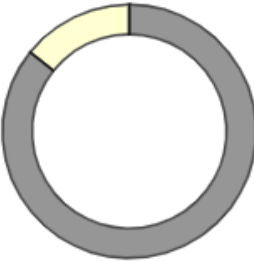
## Resilience Categories

Resilience (TNC Customized)



Average Resilience: **0.2** ac  
Developed: **1.6** ac

Local Connectedness (TNC Customized)



Average local connectedness: **0.2** ac  
Developed: **1.3** ac

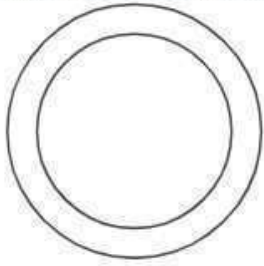
Landscape Diversity (TNC Customized)



Average landscape diversity: **0.2** ac  
Developed: **1.3** ac

## Connectivity & Climate Flow (Categorized)

Connectivity & Climate Flow (TNC Customized)



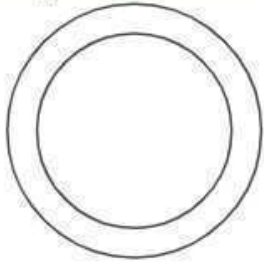
Low or Blocked Flow: **1.6 ac**

Climate Flow (Continuous)

Climate Flow

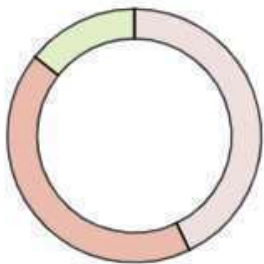
## Biodiversity and Habitats

Recognized Biodiversity



Not identified: **1.6 ac**

National Land Cover Dataset



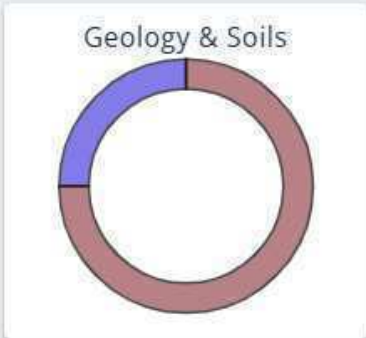
Developed, Open Space: **0.7 ac**  
Developed, Low Intensity: **0.7 ac**  
Mixed Forest: **0.2 ac**

### Geophysical Setting Results

The mean elevation in the polygon is **6 m (20 ft)** and the three most common geophysical settings are:

- Coastal Elevation Moderately Calcareous:** 1.3 ac
- Very Low Elevation Moderately Calcareous:** 0.4 ac

[MAP ELEVATION DATA](#)



(Geophysical settings without elevation shown in map)

## Forest Carbon 2020

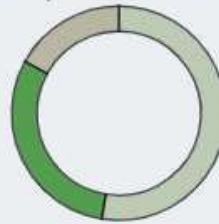
### Forest Carbon (2020)



**Mean:** 66.32 mt C/forested ac  
(243.0 mt CO<sub>2</sub>e/forest ac)

**Sum:** 59 mt  
(216 mt CO<sub>2</sub>e)

### Components



Aboveground Wood: **18** mt (66 mt CO<sub>2</sub>e)  
Coarse Woody Debris: **10** mt (37 mt CO<sub>2</sub>e)  
Belowground/Other: **31** mt (114 mt CO<sub>2</sub>e)

## Forest Carbon 2070

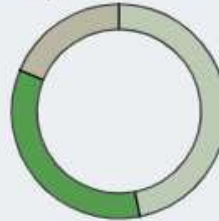
### Forest Carbon (2070)



**Mean:** 71.94 mt C/forested ac  
(264.0 mt CO<sub>2</sub>e/forest ac)

**Sum:** 64 mt  
(235 mt CO<sub>2</sub>e)

### Components



Aboveground Wood: **22** mt (81 mt CO<sub>2</sub>e)  
Coarse Woody Debris: **12** mt (44 mt CO<sub>2</sub>e)  
Belowground/Other: **30** mt (110 mt CO<sub>2</sub>e)

## Potential Forest Carbon Sequestration 2020-2070

### Sequestration (2020-2070)

**Annual Rate per Acre:** 0.06 mt C/site ac/yr  
(0.24 mt CO<sub>2</sub>e/site ac/yr)

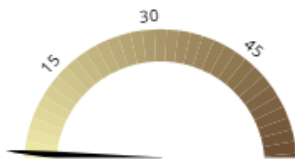


**Annual Rate for Site:** 0 mt C/yr  
(0 mt CO<sub>2</sub>e/yr)

**50-yr Total for Site:** 5 mt C  
(18 mt CO<sub>2</sub>e/yr)

## Soil Carbon & Total Carbon

### Soil Carbon (mt/ac)



**Mean:** 0.00 mt C/ac  
(0.0 mt CO<sub>2</sub>e/ac)

**Sum:** 0 mt  
(0 mt CO<sub>2</sub>e)

### Total Carbon

This site has 59 metric tonnes (216 mt CO<sub>2</sub>e) of forest carbon in forested areas plus 0 metric tonnes (0 mt CO<sub>2</sub>e) of soil carbon in non-forested areas.

**Total Stock 2020 = 59 mt**  
(216.35,299,999,999,998 mt CO<sub>2</sub>e)

*Appendix C - Budget*

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Proceed to next page for content.

# Appendix C

## LMF Project Budget

The following format should be used to present the budget for the proposed project. Please consult with LMF staff with any questions and prior to modifying this form. Proposals with incomplete budget information will not be accepted for Board consideration.

Project Name: \_\_\_\_\_

### PROJECT PARCELS

List all parcels included in this project, including pre-acquired or match parcels.

PARCEL NAME	VALUE	ESTIMATED/APPRAISED
1) _____	\$ _____	\$ _____
2) _____	\$ _____	\$ _____
3) _____	\$ _____	\$ _____

TOTAL LAND VALUE \$ \_\_\_\_\_

### **LMF ACQUISITION FUNDS REQUESTED**

(May not exceed 50% of land value) \$ \_\_\_\_\_

### ACQUISITION MATCH

List all bargain sales, match parcels, or funds applied directly to the purchase of land. Do not include funds that will be applied to other project costs.

MATCH SOURCE	AMOUNT	PENDING/SECURED
1) _____	\$ _____	_____
2) _____	\$ _____	_____
3) _____	\$ _____	_____

TOTAL ACQUISITION MATCH \$ \_\_\_\_\_

### STEWARDSHIP AWARDS

Applicants may request LMF funds to be placed in a stewardship endowment. The maximum award amount is 5% of the first \$200,000 of land value in your project, then 2% of land value over \$200,000, to a maximum of \$25,000. These awards must be matched 1:1 with the applicant's stewardship funds unless the LMF Board's approves alternate match as described in Section 1.

LMF STEWARDSHIP AWARDS REQUESTED \$ \_\_\_\_\_

APPLICANT'S MATCHING STEWARDSHIP FUNDS \$ \_\_\_\_\_

TOTAL STEWARDSHIP ENDOWMENT \$ \_\_\_\_\_

### PROJECT TOTALS

TOTAL PROJECT COST (LAND + STEWARDSHIP) \$ \_\_\_\_\_ 100%

TOTAL LMF FUNDS REQUESTED \$ \_\_\_\_\_ %

TOTAL MATCHING FUNDS \$ \_\_\_\_\_ %

*Appendix D - Deeds*

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Proceed to next page for content

no willard  
91 - Willard

7A

**Know all Men by these Presents:** That I, GORDON L. ROBINSON of  
576 Old Post Road, Tolland, Connecticut 06084,

in consideration of One dollar and other valuable considerations, paid by DENNIS YOUNG and JANICE  
YOUNG, husband and wife, both of Cushing, Maine 04563,

the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the  
said DENNIS YOUNG and JANICE YOUNG, to hold as joint tenants according  
to the principals of joint tenancy, and not as tenants in common, their  
heirs and assigns forever, a certain lot or parcel of land with the  
buildings thereon, situate at Pleasant Point in said Cushing in the  
County of Knox, bounded and described as follows, to wit:-

BEGINNING at the shore of Pleasant Point Gut, at the southwesterly  
line of land of Willard L. Robinson, et al.; thence northwesterly by  
said Robinson's land seventeen (17) feet, more or less, to a concrete  
monument; thence continuing the same course, still by said Robinson's  
land, one hundred forty (140) feet, more or less, to a concrete monu-  
ment at land of Dennis Young; thence southwesterly by said Young's  
land sixty-two and nine tenths (62.9) feet to a concrete monument;  
thence southeasterly, still by said Young's land, one hundred seventy  
(170) feet to a concrete monument; thence continuing the same course,  
still by land of said Young, fourteen (14) feet, more or less, to the  
shore; thence northerly by the shore seventy (70) feet, more or less,  
to the place of beginning, together with the flats and shore appur-  
tenant to the premises conveyed.

Reference is hereby made to deed of Ruth J. Robinson to this  
grantor dated 16 September 1974 and recorded in Knox County Registry  
of Deeds at Book 582, Page 138.

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof  
unto the said DENNIS YOUNG and JANICE YOUNG, to hold as joint tenants accord-  
ing to the principals of joint tenancy, and not as tenants in common,  
their

heirs and assigns, to them and their use and behoof forever.  
And I do covenant with the said GranteeS, their heirs and assigns, that  
I am lawfully seized in fee of the premises; that they are free of all incumbrances, except as may hereinabove  
be otherwise stated and limited; that I have good right to sell and convey the same to the said GranteeS to  
hold as aforesaid; and that I and my heirs shall and will WARRANT AND FOREVER DEFEND  
the same to the said Grantee S their heirs and assigns forever against the lawful claims  
and demands of all persons.

In Witness Whereof, I, the said Gordon L. Robinson and Cheryl L. Robinson,  
wife of the said Gordon L. Robinson, each

joining in this deed as Grantor and relinquishing and conveying all rights by descent, and all other rights in the above  
described premises, have hereunto set our hands and seal S this 20th day of  
May in the year of our Lord one thousand nine hundred and eighty-two.

Signed, sealed and delivered in presence of

*Belleair E. Seyour*  
Witness  
*Belleair E. Seyour*  
Witness

*Gordon L. Robinson*  
Gordon L. Robinson  
*Cheryl L. Robinson*  
Cheryl L. Robinson

State of Maine  
County of Knox, ss.  
Personally appeared the above named Gordon L. Robinson  
and acknowledged the above instrument to be his free act and deed. Before me,

May 20th  


Knox, ss. Registry of Deeds.  
Received May 26, 1982  
at 11 H. 51 M. A.M. XXX

*Belleair E. Seyour*  
Notary Public  
My commission expires April 1st, 1981

Cushing  
7-67

File Card ✓  
Prop Card ✓  
3/29/83  
RMS

map 7 lot 71

**QUITCLAIM DEED WITHOUT COVENANT OR RELEASE DEED**

**WILLIAM H. YOUNG**, of Cushing, County of Knox, and State of Maine, for consideration paid, releases to **DENNIS R. YOUNG, Sr.**, of Cushing, County of Knox, and State of Maine, an undivided one-half (1/2) interest in a certain lot or parcel of land situated in Cushing, at Pleasant Point, Knox County, Maine, bounded and described as follows:

**BEGINNING** on the northeasterly side of a twenty-four (24) foot reserve for a road; thence in a northeasterly direction along other land of this Grantor, thirty-five (35) feet, more or less, to a stake; thence in a southeasterly direction along other land of this Grantor, one hundred ninety-nine (199) feet, more or less, to Pleasant Point Harbor; thence in a southwesterly direction by said Harbor, fifty (50) feet, more or less, to land of Dorothy Simpson and Elizabeth Oglivie; thence N42° W one hundred ninety (190) feet, more or less, to said twenty-four (24) foot reserve; thence in a northeasterly direction along said reserve sixteen (16) feet; thence N42° W along said reserve to the place of beginning. Also granting as an appurtenance to the premises herein conveyed, a right of way over and along the twenty-four (24) foot reserve for a road from the Pleasant Point Road to the above described parcel.

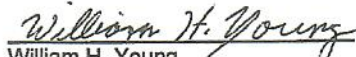
So long as Janice Young and/or Dennis Young, are on the property known as the Seavy House, the above described parcel shall be subject to a right of way from the said twenty-four (24) foot reserve to the said Seavy House, for foot, vehicle and/or utilities.

**GRANTOR RESERVES** the right to use the wharf, so long as he is able.

**FOR REFERENCE**, see deed dated February 26, 1986 and recorded in the Knox County Registry of Deeds in Book 1075, Page 48.

WITNESS our hands and seals this 30<sup>th</sup> day of December, 2004.

  
\_\_\_\_\_  
Witness

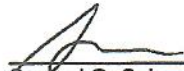
  
\_\_\_\_\_  
William H. Young

STATE OF MAINE  
County of Lincoln

Dated: December 30, 2004

Personally appeared before me the above-named, William H. Young, and under oath acknowledged the foregoing instrument to be his free act and deed.

KNOX SS: RECEIVED  
Jan 03 2005  
at 10:06:58A  
ATTEST: LISA J SIMMONS  
REGISTER OF DEEDS

  
\_\_\_\_\_  
Samuel G. Cohen, Notary Public  
My Commission Expires 1/10/2008

Samuel G. Cohen, Esquire  
P.O. Box I, 898 Main Street  
Waldoboro ME 04572

MAINE REAL ESTATE TRANSFER  
TAX PAID



Ent  
#1145  
31-11  
#757  
31-10  
EB

**DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE**

**HYLIE A. WEST** of Damariscotta, Lincoln County, Maine, duly appointed and acting personal representative of the **ESTATE OF DENNIS R. YOUNG, SR.**, deceased, whose will was duly admitted to probate in the Probate Court for Knox County, Maine, by the power conferred by law, and every other power, in distribution of the estate, grants to **HYLIE A. WEST, TRUSTEE of the DENNIS R. YOUNG SR. LIVING TRUST FBO DENISE R. SENAY**, with an address of P.O. Box 1419, Damariscotta, Maine 04543, being the person entitled to distribution, the land with any buildings and improvements thereon, situated in the Town of Cushing, County of Knox, State of Maine, bounded and described as follows:

Parcel 1

BEGINNING on the northerly or westerly side of Pleasant Point Harbor at corner of land now or formerly of James M. Seavey;

THENCE northwesterly by land of said Seavey 185 feet, more or less, to a stake at a poplar tree;

THENCE northeasterly by land of said Seavey 62 feet to a stake at line of land now or formerly of Maloney, formerly of Davis;

THENCE northwesterly by land now or formerly of Davis 400 feet, more or less, to an iron bolt at the town road;

THENCE southwesterly by said town road 124 feet to the northeasterly side line of a 24-foot reserve for a road laid out across premises of land now or formerly of Leslie O. Young;

THENCE South 42° East by the northeasterly line of said 24-foot reserve for a road 430 feet, more or less, to a corner in said reserve;

THENCE southwesterly by line of said reserve 16 feet;

THENCE South 42° East by other land of said Leslie O. Young 190 feet, more or less, to the shore of said Pleasant Point Harbor;

THENCE northeasterly by said harbor 50 feet to the PLACE OF BEGINNING;

TOGETHER WITH all the flats, shore rights and privileges fronting and appurtenant to the herein conveyed premises.

ALSO GRANTING as an appurtenant to the premises herein conveyed a right of way over and along the 24-foot reserve for a road adjoining a portion of the southwesterly side of the premises herein conveyed for ingress and egress to and from the town road, to be used in common with Leslie O. Young, his heirs and assigns.

BEING the same premises conveyed by deed of Walter D. Young and Lucy S. Young to Dennis R. Young, also known as Dennis R. Young Sr., dated August 5, 1974 and recorded in the Knox County Registry of Deeds in Book 578, Page 317. For reference see also deed from Dennis R. Young Sr. to William H. Young recorded at the Knox County Registry of Deeds in Book 1075, Page 48 and re-conveyance back to Dennis R. Young Sr. at Book 3358, Page 295

31-10

Parcel 2

BEGINNING at the shore of Pleasant Point Gut, at the southwesterly line of land now or formerly of Willard L. Robinson, et al.;

THENCE northwesterly by said Robinson's land seventeen (17) feet, more or less, to a concrete monument;

THENCE continuing the same course, still by said Robinson's land, one hundred forty (140) feet, more or less, to a concrete monument at land now or formerly of Dennis Young;

THENCE southwesterly by said Young's land sixty-two and nine tenths (62.9) feet to a concrete monument;

THENCE southeasterly, still by said Young's land, one hundred seventy (170) feet to a concrete monument;

THENCE continuing the same course, still by land of said Young, fourteen (14) feet, more or less, to the shore;

THENCE northerly by the shore seventy (70) feet, more or less, to the PLACE OF BEGINNING.

TOGETHER WITH the flats and shore appurtenant to the premises conveyed.

BEING the same premises conveyed by deed of Gordon L. Robinson to Dennis Young and Janice Young dated May 20, 1982 and recorded in the Knox County Registry of Deeds in Book 863, Page 191. Dennis Young was the sole surviving joint tenant.

31-11

Parcel 1 and 2 SUBJECT TO such rights and easements as may be granted to Central Maine Power Company and others to extend utilities across the above premises.

Witness my hand and seal this 17 day of August, 2022.

Michele A. Halliwell  
Witness

Hylie A. West  
Hylie A. West, Personal Representative  
Estate of Dennis R. Young, Sr.

State of Maine  
County of Lincoln

August 17, 2022

Then personally appeared before me the above-named Hylie A. West in his capacity and acknowledged the foregoing instrument to be his free act and deed.

[Signature]  
Notary Public

Suzanne L. West  
Printed Name

My commission expires: 02/07/2024

SEAL

*Appendix E - Location Photographs*



Harbor view from neighboring float showing end of existing dock



Water front view



View looking west on Pleasant Point Road - This NW face of the lot shows dense vegetation and Barnacle Lane



Full length Barnacle Lane



Main entrance off Barnacle Lane



Existing residence for be removed



Residence and Shed overlooking harbor - Shed and residence will be removed



Rear of residence



Dense vegetation from the rear of the house continues to the NW boundary on Pleasant Point Road covering ~75% of the lot



Current owner's parking area at head of approach to the wharf structure and fish house



Existing wharf to be removed and replaced by launch ramp - current slope shows how this can be achieved with minimum disturbance



Dilapidated condition of existing wharf

## **Appendix F - Owner's Willingness to Sell Letter.**

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HYLIE A. WEST  
Attorney at Law

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P.O. Box 1419  
15 Belvedere Road  
Damariscotta, Maine 04543

207-563-1424  
Telefax 207-563-1559  
hwest@tidewater.net

August 15, 2025

Mr. Austin Donaghy  
Harbor Master  
Town of Cushing  
39 Cross Road  
Cushing, ME 04563

In Re: 16 Barnacle Lane, Cushing, Maine  
Land For Maine's Future Program

Dear Mr. Donaghy,

The Dennis R. Young, Sr. Living Trust is willing to sell 16 Barnacle Lane, Cushing, Maine to the Town of Maine contingent upon entering into a mutually agreeable purchase and sale contract which will have a contingency for the Town of Cushing that they are able to secure a grant from the Land for Maines Future program.

Sincerely,



Hylie A. West, Trustee  
Dennis R. Young Sr. Living Trust  
fbo Denise R. Senay