



State of Rhode Island
Coastal Resources Management Council
 Oliver H. Stedman Government Center
 4808 Tower Hill Road, Suite 3
 Wakefield, RI 02879-1900

(401) 783-3370
 Fax (401) 783-2069

PUBLIC NOTICE

File Number: 2001-02-025 Modification Date: April 13, 2026

This office has under consideration the application of:

Cedar Island Oyster Co
 c/o John & Cindy West
 Saunderstown, RI 02874

for a modification of State of Rhode Island Aquaculture Assent to:

add seven horizontal floating lines of four-hundred low-profile baskets (FlipFarm®) for the cultivation of eastern oysters within the existing 2.3-acre bottom gear lease. Further details and plans of the proposed work are attached to this notice.

Project Location:	State Waters, Point Judith Pond
Adjacent City/Town:	Narragansett

Plans of the proposed work can be seen attached to this notice or may be requested at Cstaff1@crmc.ri.gov.

In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what law or laws, if any, would in their opinion be violated by the work proposed.

If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before **May 13, 2026**.

Please email your comments/hearing requests to: cstaff1@crmc.ri.gov; or mail via USPS to: Coastal Resources Management Council; O. S. Government Center, 4808 Tower Hill Road, Rm 116; Wakefield, RI 02879.

/lat

March 31, 2026

**Aquaculture Operations Plan Form
Lease Modification**

1. Name and mailing address

Cedar Island Oyster Company
owned and operated by Cindy and John West
[REDACTED]
Saunderstown, RI 02874

2. CRMC file number:

CRMC #B 2001-02-025

3. DEM Aquaculture License number:

#00056

4. Type of facility:

commercial lease site

5. Nature of operation:

Shellfish grown in floating FlipFarm gear.

6. Location of facility:

Please let it be known, that due to our wanting to create optimal conditions for both public and private use, that we believe that it would be best to have the floating gear deployed on the coordinates already approved for low profile bottom gear, which is our Northwestern most portion of the existing lease. Existing modified low profile gear lease:

- a) South Kingston / Narragansett
- b) Point Judith Salt Pond, Area 10PJ
- c) NW 41.40215 -71.50883
SW 41.40040 -71.50882
NE 41.40215 -71.50800
SE 41.40040 -71.50817



INDENTURE OF LEASE
(Extension*)

THIS AGREEMENT AND INDENTURE OF LEASE entered into this 25th day of August, 2025, by and between the STATE OF RHODE ISLAND acting by and through the COASTAL RESOURCES MANAGEMENT COUNCIL, party of the first part, hereinafter called the STATE or the LESSOR, and

John & Cindy West
Cedar Island Oyster Co
5 Plantation Drive
Saunderstown, RI 02874

CRMC File No.: B2001-02-025

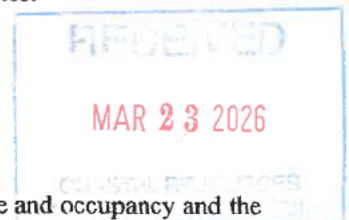
party of the second part, hereinafter called the LESSEE.

The expression "LESSOR" or "LESSEE", whenever hereinafter used in the INDENTURE OF LEASE, shall be construed as including and referring to the respective parties hereto, and their respective successors and assigns, wherever such construction is required or consistent with the provisions of this lease; and all the covenants, agreements, conditions, rights, powers and provisions hereinafter contained on the part of the respective parties hereto shall extend to and be binding upon their respective successors and assigns.

WITNESSETH

That the LESSOR does hereby demise and lease unto the LESSEE in accordance with Red Book § 1.1.12 of the State of Rhode Island Coastal Resources Management Program, the following area: A 2.3 acre (200' x 500') area located due east of Beach Island, Point Judith pond, Narragansett, RI within the following coordinates:

NE: 41.40754 -71.50208
NW 41.4076 -71.50274
SW 41.40626 -71.50321
SE 41.40611 -71.5025



TO HAVE AND TO HOLD said premises, with all rights, privileges, or preferential use and occupancy and the appurtenances thereto, unto, and to the use of the LESSEE, , for and during the renewed term of ten (years) years, from the May 17th, 2021, to and including the 18th day of May 2031,*, upon the following covenants and conditions:

1. USE OF LEASED PREMISES: (a) The LESSEE shall use the leased premises only for the purpose of aquaculture activities in accordance with § 1.3.1(K) and § 1.1.12 of the State of Rhode Island Coastal Resources Management Plan, and only for the management or cultivation of the following species:

Crassostrea virginica, Merceneria merceneria, Argopecten irradians, Ostrea edulis

(b). The LESSEE shall conduct its business in such a manner so that it will not conflict with any Coastal Resources Management Council Plan or Program.

(c) The LESSEE shall conduct its business in such a manner so that it will not make any area unsuitable for any uses or activities to which it is allocated by a Council Management Plan or Program or shall not significantly damage the environment of the Coastal region.

9. Describe structures, gear, method:

FlipFarm hexcyl baskets 29' by 11" by 6" each.
Exhibit: Hexcyl Basket,

a) maximum number of cages proposed:

We propose 7 450' lines running North to South, with maximum of 400 baskets per line. Each basket is aprox 29" by 11" by 6". Each basket having about 4" of space and a rubber disc/washer spacing them apart.

b) size of cages proposed:

Each basket is aprox 29" by 11" by 6".

c) images of site plan

Exhibit: Site Plan

Exhibit: Cross Section View

10. Site will be built out, accessed, and maintained:

There will be 4 500 lb mushroom moorings at each of the corners of the lease. Of the 7 450' trawl lines running North to South, there will be a maximum of 400 Flip farm baskets per line. There will be a 500 lb pyramid mooring anchors at the Northern and Southern end of each line.

A 7.5" by 20" Go Deep buoy will be at the beginning and end of each line.

There will be 25' separating each line, in a West to East direction. A 25' buffer will surround the floating gear, keeping the lines well within our leased area.

Flipfarm lines are deployed by sliding each round axle/basket assembly onto one end of a 1" rope. Drying and harvesting are accomplished with one boat and do not result in any appreciable noise.

We will access the area by boat as we currently do, and will utilize a boat attachment which will be the "flipper", to flip the bags. There will be a "hauler line" under just under each sting of floating baskets to help propel the boat along the line for moving down the trawl line. The Hauler line will be 7/16" esterpro line

Exhibit: Flipper Attachment

Exhibit: Go Deep Buoy, Moorings

While we attend the farm daily, to monitor the baskets, the need for engaging with the gear will be on a weekly basis, actually flipping them, throughout the year.

11. Methods and equipment used to identify and mark the site:

Yellow PVC Spar buoys indicate the corners of the area. These buoys will include our CRMC assent number as well as a message of No Anchoring, No Shellfishing. This farm area is currently marked on NOAA chart plotters.

12. Shellfish Harvesting Classification:



RI 10PJ, a non conditional growing area.

13. Practices and procedures used:

Seed may be tumbled on board vessel twice a month, not in winter months. Harvesting performed by hand culling. Seed sources, sizes, and dates are updated daily on waterproof paper. Harvest is transported via refrigeration truck following all applicable Vibrio protocols along with the use of ice. Harvest gets loaded onto the truck at a public landing. The FlipFarm baskets are stored in our gear lot, if not in use.

14. Floating Gear

a) mitigation / bird deterrent measures:

In terms of how the floats may attract waterfowl, the previous generation of floating gear, know as "OysterGro" floating cages has tendencies towards attracting birds, as there is more ease in perching. These FlipFarm baskets are low profile enough and small in their size and surface area, that there is a marked decrease in inclination for birds to perch (because they are smaller in size), and the movement is greater, creating less ideal conditions for waterfowl. We are also in communication with other farmers regarding the use of Acoustic Bird Deterrents.

b) Re-submergence prior to harvest:

Our farm currently has the capability to hold oysters within bottom trays, We would utilize this capacity for all harvest product. All oysters intended for sale are re-submerged for a minimum of 2 weeks prior to harvest, whether or not they have been air-dried, in order to mitigate risks from Campylobacter sp bacteria.

15. Projected per unit area yield and applicants capability:

We expect to have an annual yield of approximately 420,000 market oysters.

16. Safety and Security equipment, and storm preparedness:

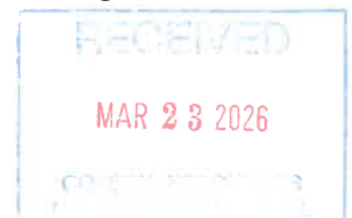
Our lease area is marked with yellow spar buoy corner markers with our lease assent number written on them.

a) Storm Measures

FlipFarm gear is specifically designed to provide less resistance to waves and wind as it is lower profile and moves together as one unit with the waves (i.e. think of an undulating or snake- like motion in response to the waves). FlipFarm gear is designed to move as a single unit in a storm and minimizes chafing points, in contrast to other floating gear types.

500 lb pyramid moorings anchors on each corner will be ready as a secondary anchor system.

Each bridal line is 1" diameter and rated for breaking strength that his greater than the weight of the overall gear on the line.



Also, we will have the ability to manually detach each longline of baskets if need be, and tow them into shore, removing them, if necessary, at the nearby boat access point. We have an industrial trailer with which to transport them. In the event of a hard freeze, we would remove the floating gear from the affected area.

(17?)

18. Procedures for maintaining records:

a) out of state:

We will continue the thorough record keeping of which we have been accustomed to, detailing our husbandry practices on waterproof paper. Each line will be tagged and documented.

b) upwellers/ seed growing:

We are accustomed to keeping detailed records of each year class oysters and their hatchery locations.

c) seed from prohibited waters

The seed coming out of prohibited water is far too small for sale. Oysters are grown out in approved waters. After 120 days in approved waters, and greater than 32mm in size, the oysters are able to be sold.

i. detailed record keeping practices.

We have decades of past logs and records of our practices.

ii. protocols and associated record keeping:

We have our record keeping logbook with us each day we are working on the farm.

iii. notifying 3rd party of origin of seed, if sold to 3rd party

CRMC receives notification of any seed coming to our farm.

d) the safety and security of equipment, including appropriate marking of the equipment and/or lease area:

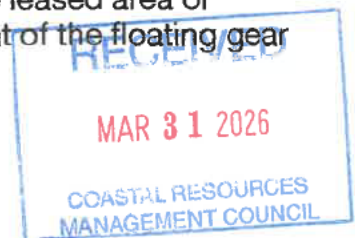
Lease corners are marked with 6" PVC spar buoys with the CRMC assent number as well as a 4" strip of reflective tape at the top. If able we can put radar reflectors on the corner buoys. Generally our spar buoys are visible on a radar. Each Flipfarm bridal line will be constructed with 1" polysteel rope and 500 lb pyramid moorings.

e) The projected per unit area yield of harvestable product:

The projected annual yield is 420,00 market size oysters.

f) The cumulative impact of a particular aquaculture proposal in an area, in addition to other aquaculture operations already in place. (at minimum, applicants should consider the impact of any other aquaculture operation within 1000'):

The proposed modification does not increase the size of the leased area or vessel traffic related to aquaculture in the area. The footprint of the floating gear requested would amount to 2.3 acres.

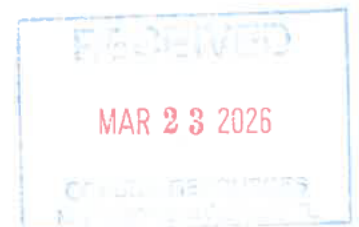


g) The capability of the applicant to carry out the proposed activities:

Cedar Island Oyster Company currently has 3 leases in Point Judith Pond for a total of approximately 18 acres. We generally have 3 full time employees tending to the area on a year round business and 2-3 additional part time employees during the growing season. In the event of an unforeseen issue, we have the vessels and labor force to respond quickly. We are also founding members of the OceanState Shellfish Cooperative where if needed we have support.

h) The impact of the proposed activities on the scenic quality of the area:

Being low profile floating gear, as opposed to previous generations of floating gear, it is less visual overall. The nature of the Flipfarm gear is such that it moves in the water in a natural motion and the gear lines are orderly. Depending on the weather and / or time of year, there may be a reduced number of gear in the water.



Category B Tidal Aquaculture Form

1. Demonstrate the need for the proposed activity or alteration:

The proposed gear modification is sought to primarily improve efficiency and economic viability of the farm. As a founding oyster farm in RI (since 1991), using an antiquated grow out system of bottom planting, we are being drastically outcompeted by the farms with floating gear, rendering our farm unsustainable.

Low - profile floating FlipFarm baskets will have the ability to be frequently dried out to eliminate fouling organisms without significant labor involved to load the gear out of the water onto the rafts and boats. FlipFarm baskets also lend themselves to a more sustainable operation as they produce a superior quality oyster with a minimum of mechanical tumbling and gear hauling, have a long service life, and are recyclable. In moving from bottom gear grow out system to the FlipFarm lines (because they are low profile), we will reduce the visual impact of oyster gear on the lease.

2. Demonstrate that all applicable local zoning ordinances, building codes, flood hazards, and all safety codes, fire codes, and environmental requirements have or will be met; local approvals are required for activities as specifically prescribed for non tidal portions of a project in Sections 1.3.1(B), 1.3.1(C), 1.3.1(F), 1.3.1(H), 1.3.1(I), 1.3.1(K), 1.3.1(M), 1.3.1(O), and 1.3.1(Q) of this part; for projects on state land, the state building official, for the purposes of this section, is the building official.

If the gear needs to be removed for whatever reason, it will be stored in the same location where we are currently storing our farm equipment, including boats, rafts, bottom cages, etc. There will be no other land based activities as a result of the proposed modification. We will continue ship our oysters through the current facility, the licensed dealer of Ocean State Shellfish Cooperative.

3. Describe the boundaries of the coastal waters and land area that is anticipated to be affected :

The requested area is:

Point Judith Salt Pond, Area 10PJ
NW 41.40767 -71.50281
SW 41.40625 -71.50308
NE 41.40758 -71.50200
SE 41.40611 -71.50239



4. Demonstrate that the alteration or activity will not result in significant impacts on erosion and/or deposition processes along the shore and in tidal areas.

The floating cages are connected, forming an undulating line, while being securely moored. They will move slightly according to wave and tidal action and will not have any impacts upon the shoreline.

5. Demonstrate that the alteration or activity will not result in significant impacts on the diversity of plant and animal life.

The floating gear will serve as shelter and habitat for juvenile finfish and crabs. Saltwater Aquatic Vegetation is not located in this area. Low profile floating gear is far less conducive to having birds perch upon them.

6. Demonstrate that the alteration will not unreasonably interfere with, impair, or significantly impact existing public access to, or use of, tidal waters and/or the shore.

The requested alteration will not unreasonably interfere with use, as the lease area is already in use. The 2.3 acre parcel already exists as a working farm. Buoys are currently deployed throughout the lease in a grid pattern. One buoy is anchored in a line, every 10' in the North South direction, and lines are spaced aprox 12' apart, resulting in over 60 buoys currently marking bottom gear.

This lease area currently exists on NOAA charts, as well as chart plotters, indicated as a "Fish Trap", so there would be no new navigational impediment proposed. Non motorized watercraft will still be able to traverse the area, as is possible currently. There is expected to be a 25' alley between each line of floats.

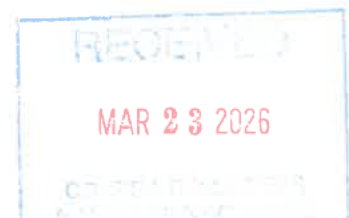
7. Demonstrate that the alteration will not result in significant impacts to water circulation, flushing, turbidity, and sedimentation.

The proposed gear is designed to allow for the greatest flow of water to promote feeding, filtering, and growth of oysters which will enhance the water quality of the area. The lines will be arranged in a North to South orientation in rows for predominant wind and tide movement to flow unimpeded throughout the site.

8. Demonstrate that there will be no significant deterioration in the quality of the water in the immediate vicinity as defined by DEM.

Shellfish aquaculture has been proven to increase water quality due to the filtering action of shellfish. The site will be accessed using the same 25' vessel which is currently working the area.

9. Demonstrate that the alteration or activity will not result in significant impacts to areas of historic and archeological significance.



There are no know historical nor archaeological resources within the proposed site. If any such sites were discovered, the location of aquaculture gear will not impact their existence, as the the gear can be shifted as needed.

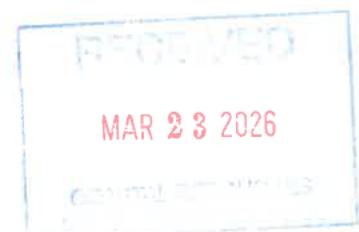
10. Demonstrate that the alteration or activity will not result in significant conflicts with water dependent uses and activities such as recreational boating, fishing, swimming, navigation and commerce.

The alteration will result in nearly no significant difference nor conflict with users. The channel between the existing lease and Beach Island, directly to the west, will remain open and clear, as it currently exists. In our proposed modification, we plan on keeping a minimum of 25' inside of our western boundary, before our first line of floating gear is placed.

Given the location of the permitted current leased area, 3 of the 4 boundaries of the farm are hazardous with either rocks or shallow water, and as such, little motorized traffic generally occurs in these areas.

11. Demonstrate that measures have been taken to minimize any adverse scenic impact.

The FlipFarm baskets were chosen over other types of floating gear due to the lower profile of the floatation, with 6" of the baskets exposed above the waterline versus 18" or more for OysterGro Floating cages. FlipFarm floats also provide an improved visual due to the linear, organized and undulating nature of the strings of floats.



Additional Category B Requirements

1. Describe the location and size of the area proposed.

The requested area is:

Point Judith Salt Pond, Area 10PJ

NW	41.40767	-71.50281
SW	41.40625	-71.50308
NE	41.40758	-71.50200
SE	41.40611	-71.50239

This site is a 2.3 acre parcel which is an existing lease area.

Exhibit: Photos from the Middle of the Lease Site, North, South, East, and West

2. Identify the species to be managed or cultivated within the permitted area and one which the applicant shall have exclusive right.

Crassostrea Virginica American Eastern Oyster

3. Describe the method or manner of management or cultivation to be utilized, including whether the activities proposed are experimental, commercial, or for personal use.

Commercial lease utilizing floating gear.

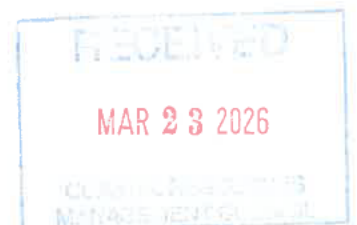
While we are on site at the farm daily, the management of the FlipFarm gear would be tended to weekly, or as needed if necessary. It is the action of movement from the waves which is instrumental in the grow out practice. The area of proposed gear would mean that we were not spending as much time working in the leased area with up to 3 vessels, as is our current practice.

4. Provide such other information as may be necessary for the Council to determine

a) The compatibility of the proposal with other existing and potential uses of the area and areas contiguous to it, including navigation, recreation, and fisheries.

There is currently no shellfishing permitted in this area. As this was the first aquaculture lease having been granted to Moonstone Oyster Farm, we have been working within the proposed area for over the past 30 years. We are aware that very little water craft activity would be constrained by the change of usage. Also, there is an existing mooring field over 200' from the proposed modification area.

b) In addition, please provide the following necessary information as required in the 1000' Contiguous Area Map:



Ram Island, which is predominantly land trust has a seasonal camp located on it. There is no electricity nor water accessibility to the structure.

* **list of all approved aquaculture leases within 1000'**
none

* **list of CRMC designated ROW(s) within 1000'**
none

* **CRMC water use types within 1000'**
type II

* **any shoreline(s) within 1000' which have been preserved for conservation, recreation, and/or public access through easements, purchased by the state or municipality, or are owned by a land trust or state recognized conservation organization.**

Ram Island, privately owned, I believe has been parceled and a portion put into some sort of land trust.

c) The degree of exclusivity required for aquaculture activities on the proposed site. (In support of this requirement and in accordance with 1.3.1(K)(b), the applicant must include a plan demonstrating reasonable public ingress and egress to and from the proposed site for traditional water activities such as boating, swimming and fishing. The ingress/egress plan may be notated on a copy of the site plan or other map.)

This is an established farms so ingress/egress have been determined.

Exhibit: Ingress and Egress

d) The safety and security of equipment, including appropriate marking of the equipment and/or lease area.

The lease corners are marked with 6" PVC that have radar reflective tape on them for nighttime hazard. We are open to safety demarcation as much as would be permissible. The line will be constructed with 1" polysteel rope. Auger anchors will be screwed into the bottom to serve as back up anchoring in the event of extreme winds.

e) The projected per unit yield of harvestable product.

The expected annual yield is 420,000 market pieces.

f) The cumulative impact of a particular aquaculture proposal in an area, in addition to other aquaculture operations already in place. (At minimum, applicants should consider the impact of any other aquaculture operations within 1000' of the proposed site.)

The proposed modification does not increase the size of leased area, nor vessel traffic related to aquaculture in the area.

g) The capability of the applicant to carry out proposed activities.

John and Cindy West have owned and operated this oyster farm for the past 21 years. We have shown to be capable and competent farmers.

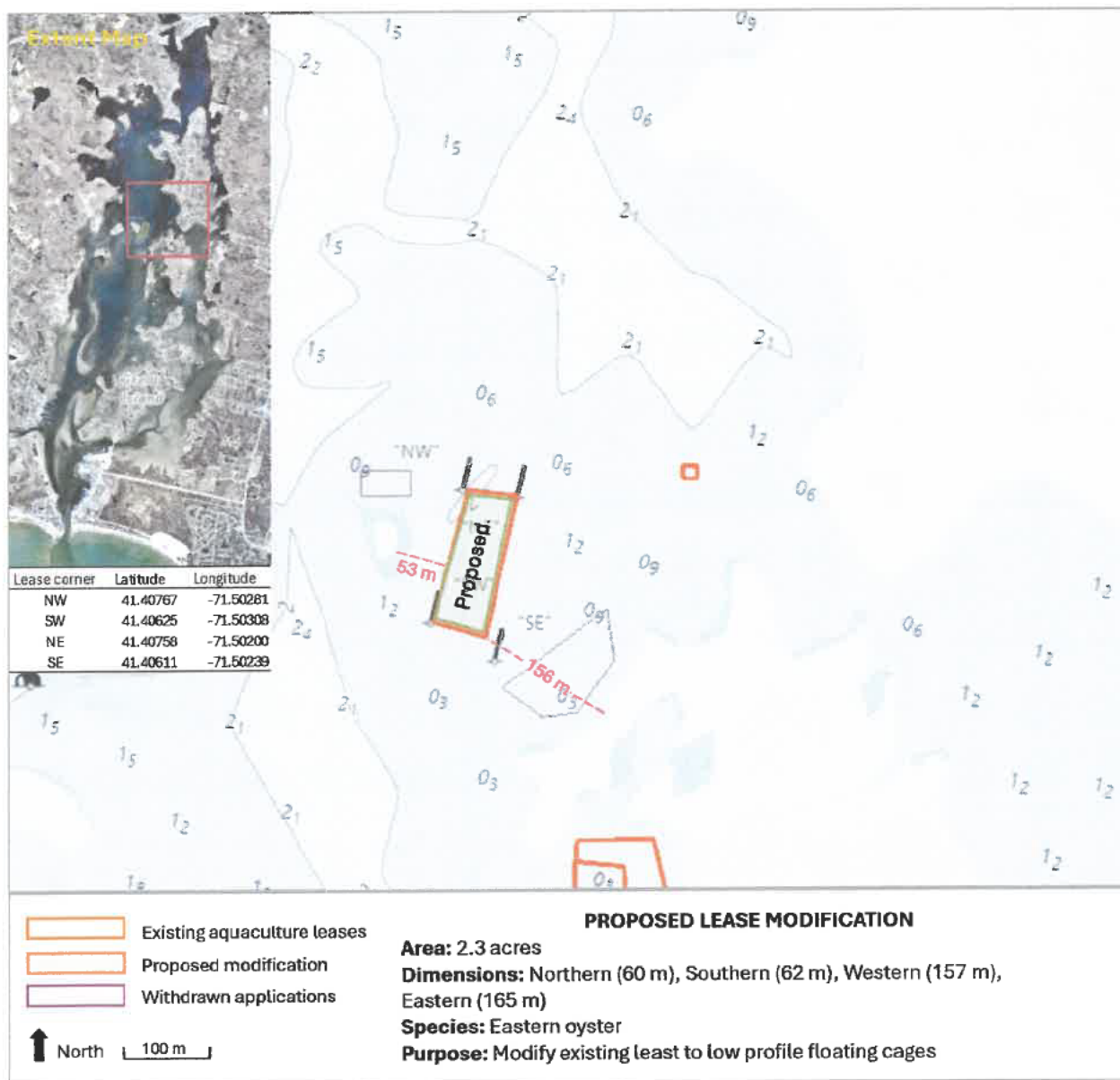
h) The impact of the proposed activities on the scenic qualities of the area.

The scenic impact would be mitigated by the more linear/symmetrical appearance and low profile of the FlipFarm baskets. There may be times when there is less gear on the lease than is proposed given weather or growing conditions.



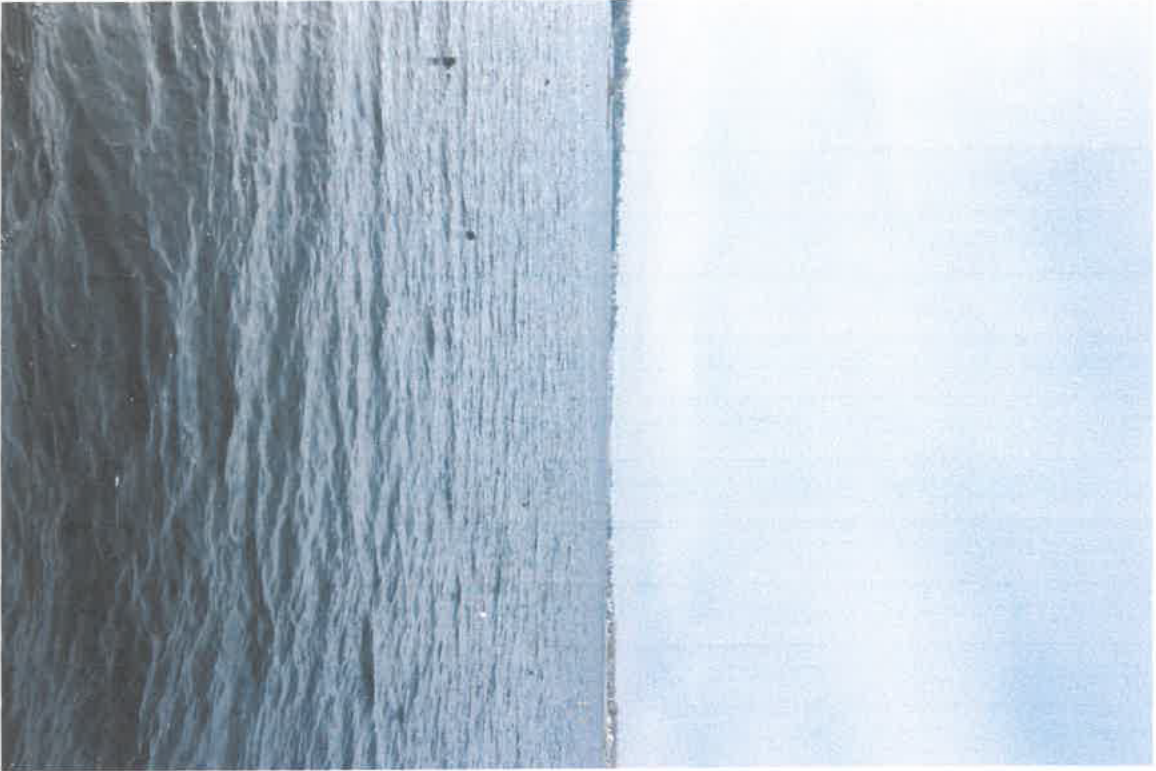
**Cedar Island Oyster Co,
 CRMC File B2001-0025
 Lease Site on Chart**

Figure 1. Location of proposed lease modification. This chart depicts existing and withdrawn aquaculture leases and the proposed lease modification of Cedar Island Oyster Co. (light green).



RECEIVED
 MAR 23 2026

Cedar Island Oyster Co,
CRM File B2001-0025
Photos from the middle of the lease



South



West

RECEIVED
MAR 23 2026
CEDAR ISLAND OYSTER CO.

Cedar Island Oyster Co,
CRM File B2001-0025

Photos from the middle of the lease

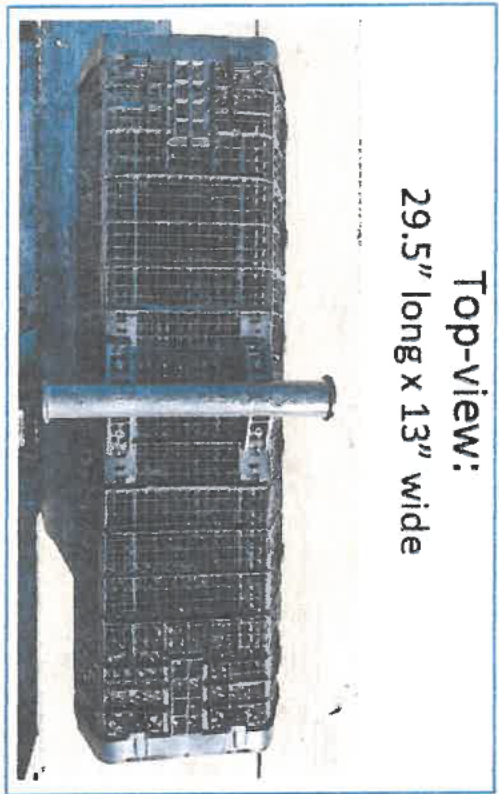


East

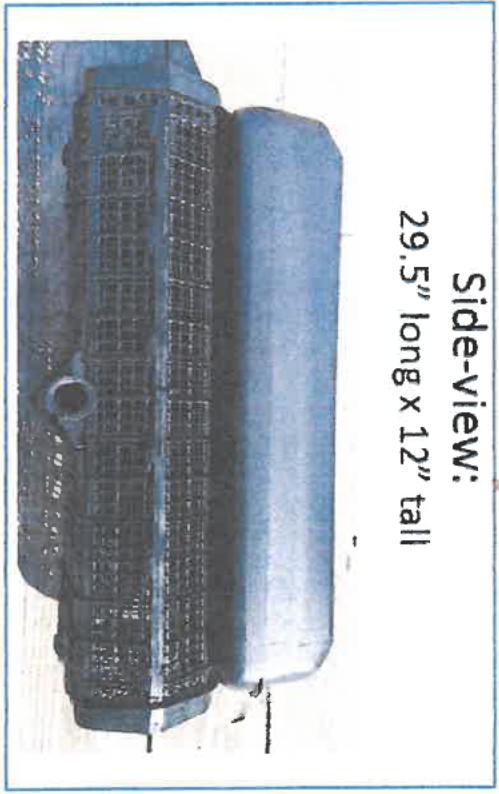


North

RECEIVED
MAR 23 2026



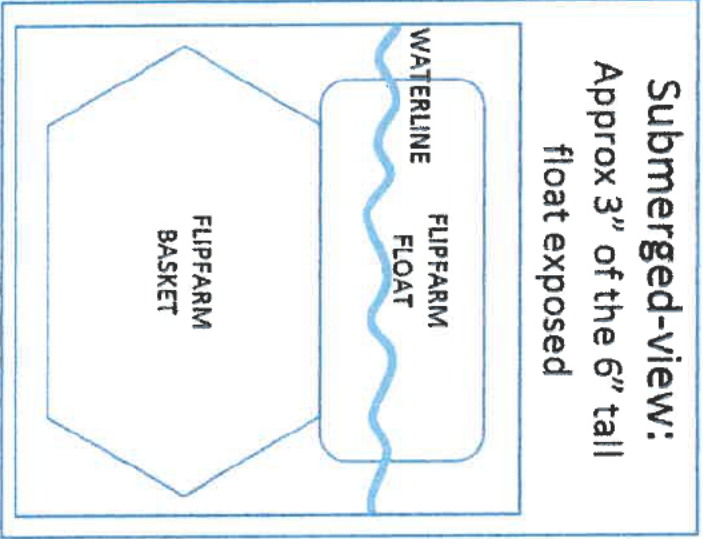
Top-view:
29.5" long x 13" wide



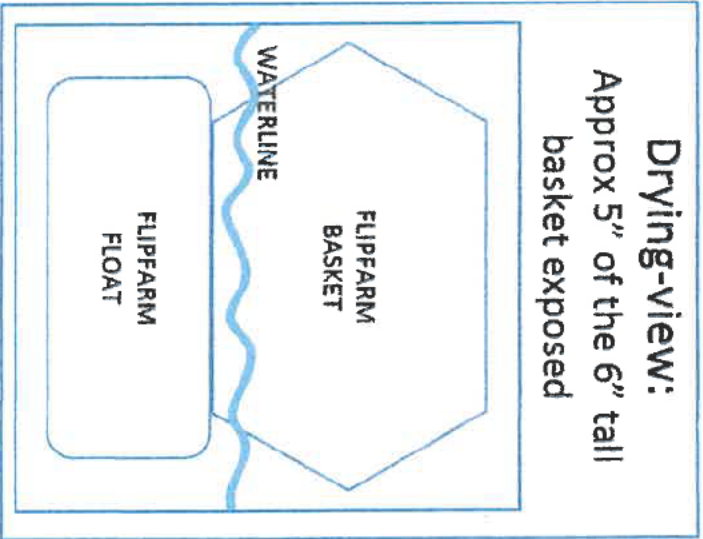
Side-view:
29.5" long x 12" tall



Front-view:
12" tall x 11.5" wide



Submerged-view:
Approx 3" of the 6" tall
float exposed

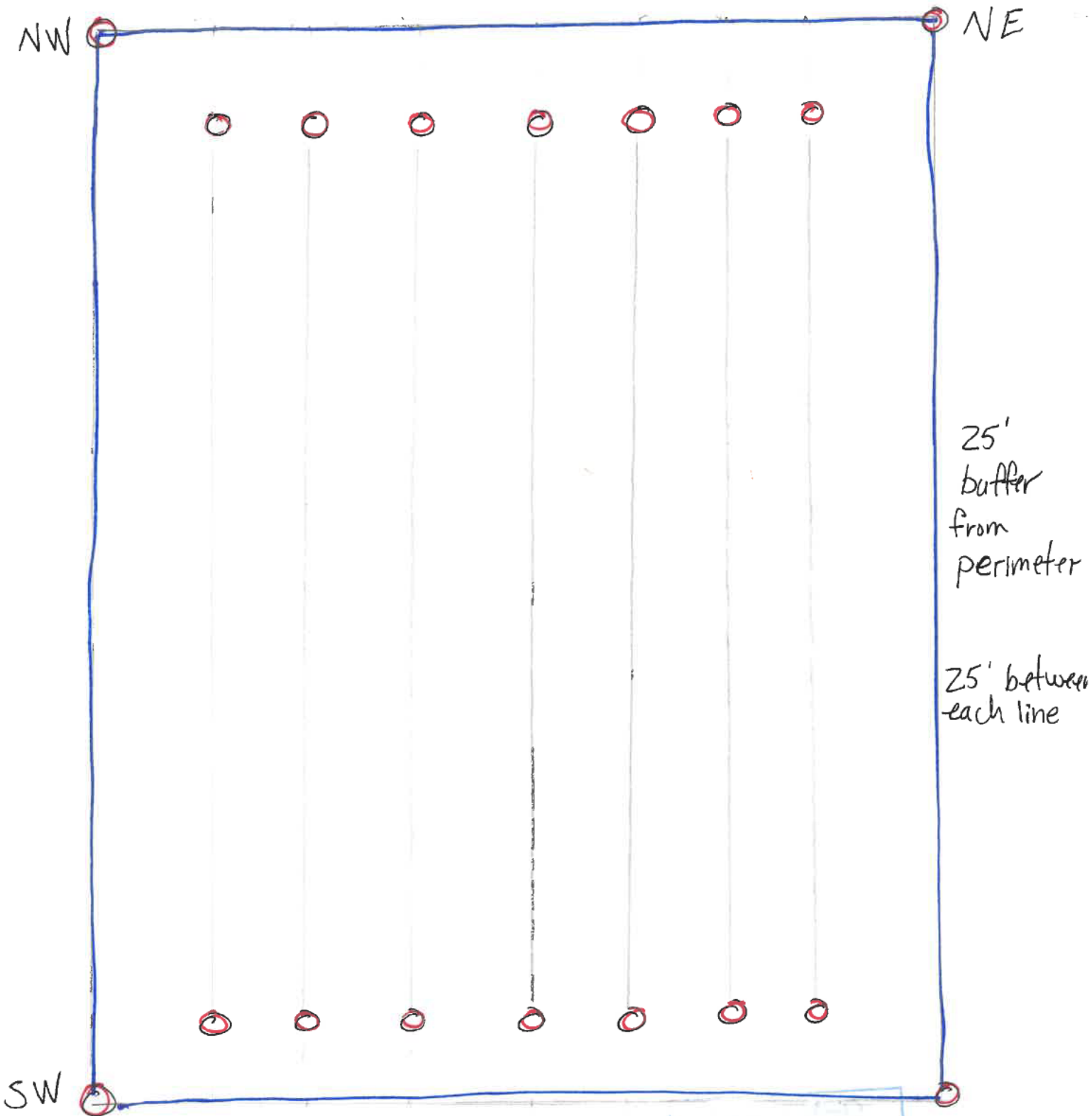


Drying-view:
Approx 5" of the 6" tall
basket exposed

MAR 23 2026

Cedar Island Oyster Co,
CRMC File B2001-0025
Site Plan

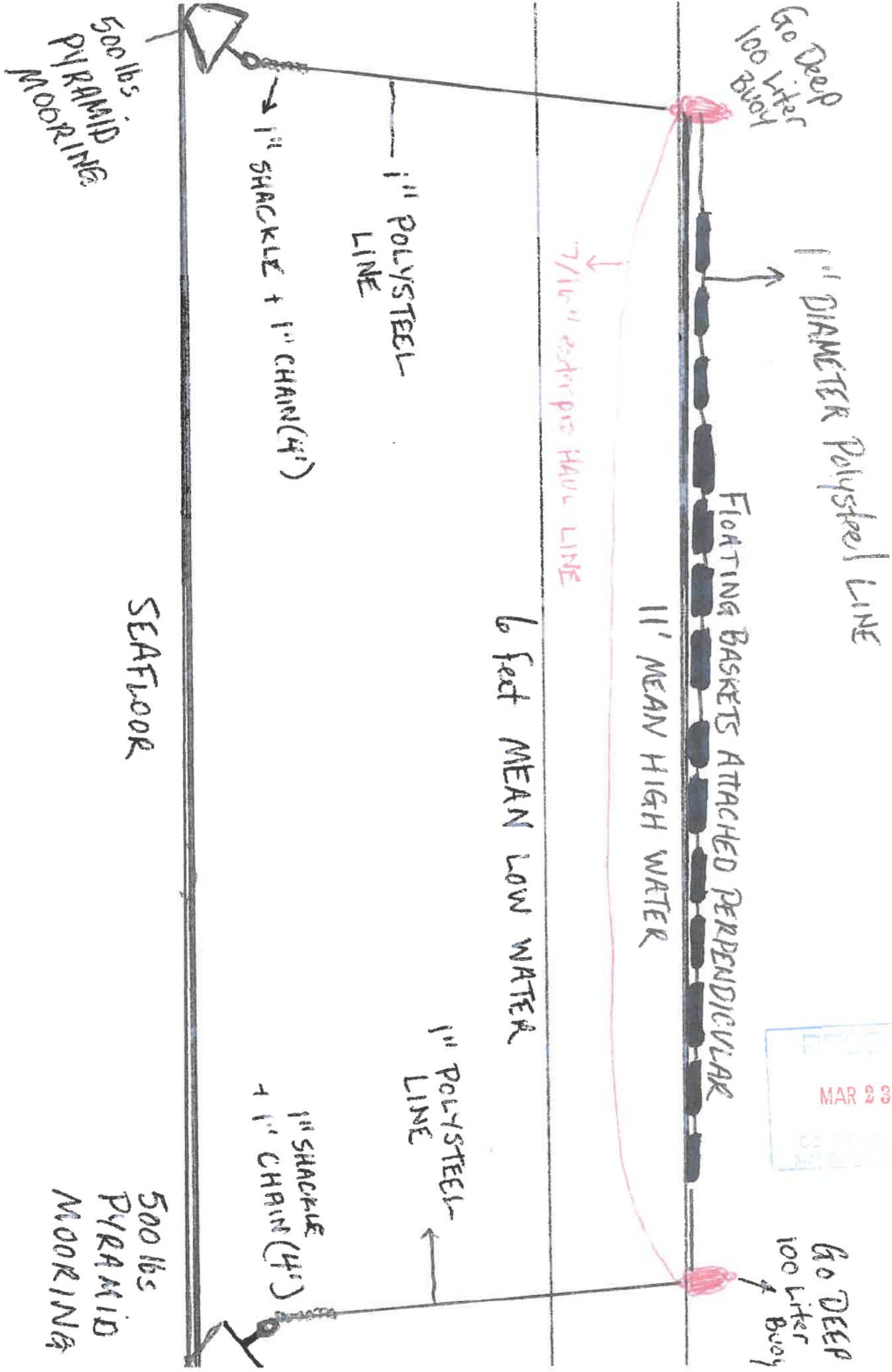
500lb mooring & spar buoy
at each corner



total 18 - 500 lb pyramid moorings
7 - 450' lines

MAR 23 2026

MAR 23 2026



**Cedar Island Oyster Co,
CRMC File B2001-0025
Flipper Attachment**

Basket Flipper
attaches to boat
Dimensions:
16' by 6' by 4'

Shuttle is fastened
onto boat with the
line of cages running
through and over it.



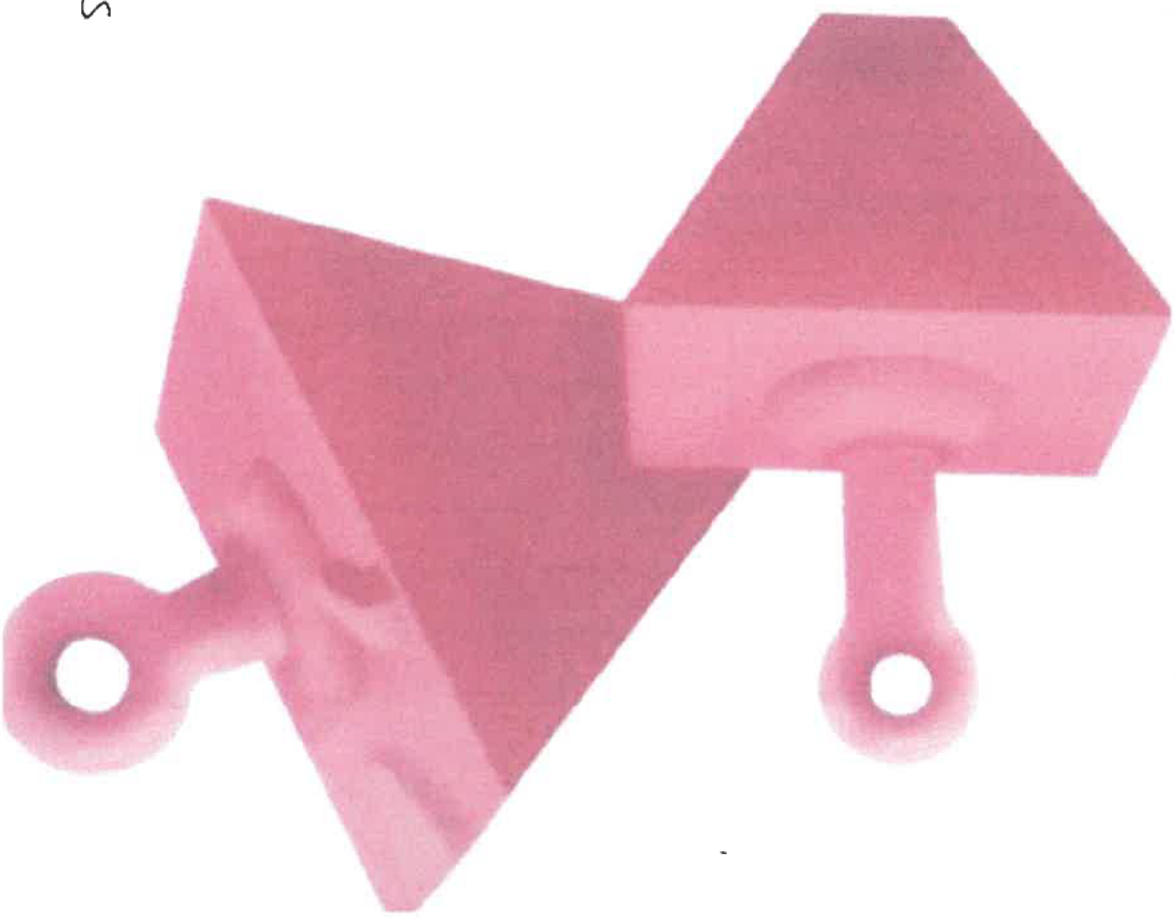
MAR 23 2026



7.5' x 20" buoy

500 lb

Pyramid Moorings



MAR 23 2026