

From: [Rick Corazzini](#)
To: [BEP, Clerk](#); [Hinkel, Bill](#)
Cc: [Loyzim, Melanie](#); [Devin Prock](#); travis.thompson@atwoodlobster.com
Subject: Appeal of Department of Environment Protection Decision dated January 8th 2026 / L - 100093-0001
Date: Sunday, February 8, 2026 5:46:00 PM

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Dear all,

Forwarding you the appeal for the permit that was approved on January 8th, 2026, which allowed for the continued existence of an unlawful, unpermitted, floating dock system and pilings, installed in 2021-2022, which has completely blocked my ability to navigate and my riparian rights to the resource bordering my shoreline. With my property being lawfully zoned in the CFMAD district, this will result in extreme economic harm to my property and stop me from performing any commercial marine/fisheries related business. The appeal is attached below as a pdf.

Thank you,
Rick Corazzini



[Appeal - February 8th 2026 New - Google Docs.pdf](#)

February 8, 2026
Chair, Board of Environmental Protection c/o Board
Clerk
17 State House Station Augusta, ME
04333-0017
By email to: clerk.bep@maine.gov
bill.hinkel@maine.gov
With copies to Applicant to: permittingwithprock@outlook.com
travis.thompson@atwoodlobster.com
With copy to Melanie Loyzim: melanie.loyzim@maine.gov

Appeal of Department of Environmental Protection Decision (Findings of Fact and Order) under the Natural Resources Protection Act / Coastal Wetland Alteration of Maine Lobster and Processing, LLC expansion application

Decision dated January 8, 2026 / L – 100093-0001

Dear Chair and Members of the Board and Commissioner Loyzim:

Please accept this letter of appeal submitted on my behalf, as an abutter to the property, as a timely Notice of Appeal of the January 8, 2026, decision of the Maine Department of Environmental Protection issued under the Natural Resources Protection Act, approving the proposed expansion of Maine Lobster and Processing, LLC's wharf system. The Project's proposal includes permanent structures on the shore as well as proposed expansion of a wharf and float system and leaving in place a floating dock system that was installed in 2021 and extended in 2022 by Prock Marine without obtaining any permits including from the Town of South Thomaston. I, Rick Corazzini, am a direct abutter of the Applicant's property and impacted by the proposed significant expansion.

I am also an aggrieved person within the meaning of Chapter 2, Section 1(c) because the Department's decision will cause me from adding a dock and floating system for water access.

I appeal the Department's Findings of Fact and Order dated January 8, 2026, approving the Project under the Natural Resources Protection Act.

The Department failed to properly apply NRPA criteria requiring consideration of existing uses, navigation, and unreasonable interference, particularly where a permitted activity would effectively eliminate an existing or potential commercial operation. Furthermore, my ability to navigate the marine resource and conduct any future commercial operations in which I am entitled to with my property being zoned as CFMD is effectively eliminated by Atwood's Lobster Company by the presence of the unpermitted existing floating dock system. This floating dock system appeared in the first set of plans presented to abutters and Maine Department of Environmental Protection (MDEP). However, the floating dock system currently installed

impacting the legal and zoned use of my property and shoreline navigation is missing from those plans.

On or about March 20, 2025 Maine Lobster and Processing, LLC submitted an application to the Maine Department of Environmental Protection pursuant to the Natural Resources Protection Act, 38 M.R.S. §§ 480-A et seq. (the "NRPA"). On March 31, 2025, the DEP deemed the application complete.

The following bulleted information summarizes previous communication with Cory Dunning:

- My lot borders lot #97 which is the property of the Mazzetta Corporation. The deeds are properly recorded with the Knox County Registry of Deeds in Rockland, ME in book #5152, page 314.
- The deeds convey any right, title, and interest in and to the shore and flats appurtenant to the properties.
- Lot #96 is between us and a title search indicated this is a right of way easement.
- My lots #94 and #95 have direct access to the shore with lot #94 having 18 feet and lot #95 having 68 feet for a combined total of 86 feet of shoreland. The east side of the main wharf is about 50 feet from my shoreline.
- Both properties are zoned CFMD with the right to engage in all marine and fishing activities.
- These lots as well as my neighbor's lot, lot #93, are properly recorded as being in the CFMD zone in the Town of South Thomaston's map and State of Maine Shoreland Zoning map.
- Lots #93, #94, and #95 have been zoned as CFMD by the Town of South Thomaston for decades.
- Herb Stackhouse, owner of lot #93, and I are two of the closest abutters to Atwood's Lobster and the parties most aggrieved by the plans and actions of the company on the east side of the company's property.
- In June of 2021, approximately four large pressure treated pilings were driven into the seabed on the eastside of the wharf about 40 feet directly in front of my property. Previously, the floating docks were positioned on the other side of the wharf which has a large body of water between the two wharfs.
- A couple of days later, two newly constructed floating docks were attached to the new four pilings.

- I left several messages with the Atwood Company to contact me.
- I left messages with Mazzetta Corporation company of Highland Park, IL.
- After my messages went unanswered, I discussed the situation with others.
- On June 6, 2021, I contacted MDEP and spoke to Mr. James Beyer, followed by emails where he confirmed on June 29, 2021, no permits were on file for the placement of these pilings and floating docks. He advised Mr. Dustin Dorr from his staff would contact me.
- Over the years I continued conversations with Mr. Mark Stebbins of MDEP. I explained I have had face-to-face conversations with Atwood Managers and was told that should the day come that I build a dock that they could easily move theirs. I was not ready to proceed with building a dock at the time and the only temporary placement of their floating docks was acceptable.
- On 8/18/2022, Prock Marine installed new large pilings into the seabed. Two more floats were added to the wharf with my resource access area.
- I confirmed in the following days no permits were obtained from the MDEP or the Town of South Thomaston for the newly installed floating docks. I never received an abutter's notice regarding the impact of my navigational rights in this body of water. I had again expressed my goal to the Town of building a small dock with the intent of establishing a seafood company.
- Between then and as recent as this date, I have had several conversations with the acting and interim Code Enforcement Officers and Town Administrators of the Town of South Thomaston. They advised the last permit on file with the town for Atwood's was for unrelated work performed on the property in 2019.

The NRPA declares that Maine's coastal waters and related natural resources are resources of state significance and that their protection is essential to the economic, cultural, and environmental well-being of the State. 38 M.R.S. § 480-A.

Under 38 M.R.S. § 480-D, the DEP may grant a permit only upon finding that the applicant has demonstrated compliance with the statutory standards. The first and foundational standard requires a showing that the proposed activity: "will not unreasonably interfere with existing scenic, aesthetic, recreational or navigational uses." 38 M.R.S. § 480-D(1).

This application fails to adhere to those standards. The presence of the unpermitted floating dock system totally obstructs and eliminates my property's full, legal ability to navigate the bordering marine resource. As a commercially zoned property, a lack of marine access greatly reduces the value of my property.

I respectfully request that the Board of Environmental Protection vacate or remand the Department's January 8, 2026 decision.

Please find attached photos I took while standing on my property facing west towards the wharf in chronological order that illustrate what the body of water looked like from 2017 to now. Please note photos dated 8/18/22 which show the last two floating docks and pilings being installed by Prock Marine. Other photos I obtained from 2014 to 2024 from online sources, [google.earth.com](https://www.google.com/earth/), and the Mazetta / Atwoods own online ad page after they purchased the property in May of 2011.

Respectfully,

Rick Corazzini

< **Sprucehead Island** January 30, 2017 4:33 PM ...



< **Sprucehead Island** April 14, 2017 2:22 PM ...



< **June 22, 2019** 11:33 AM ...

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< **June 22, 2019** 11:33 AM ...

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< **August 24, 2019** 9:51 AM ...

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< **September 25, 2020** 2:55 PM ...



< **May 15, 2021** 2:02 PM ...



< **May 15, 2021** 2:02 PM ...



< **June 2, 2021** 8:00 AM ...





July 17, 2021
3:42 PM



July 18, 2021
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July 18, 2021
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August 8, 2021
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October 18, 2021
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June 26, 2022
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< **June 29, 2022** ...
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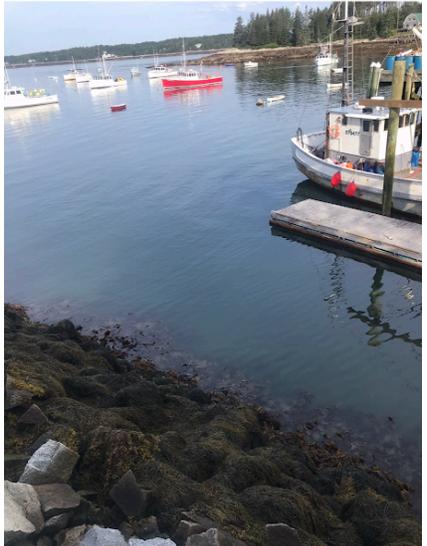
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< **July 25, 2022**
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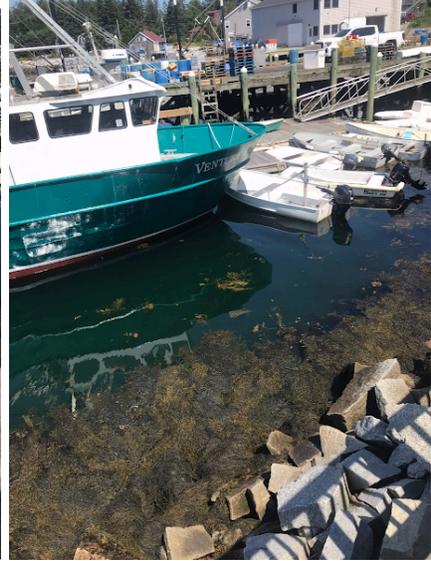


< **July 30, 2022**
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< **July 31, 2022**
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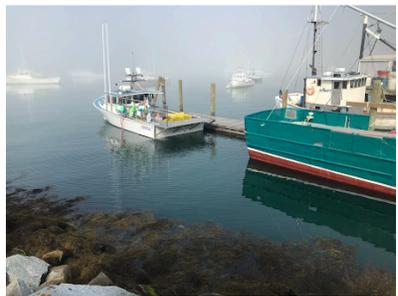


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< **August 18, 2022**
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< **August 21, 2022**
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< **May 28, 2023** 9:02 AM ...

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< **June 16, 2023** 2:17 PM ...

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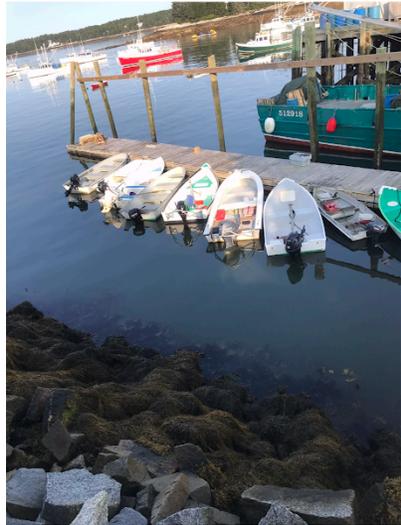
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< **June 27, 2024** 6:23 PM ...
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< **August 3, 2024** 4:35 PM ...



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October 3, 2024 8:47 AM
July 7, 2025 12:32 PM



July 10, 2025 3:06 PM
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September 14, 2025 1:51 PM





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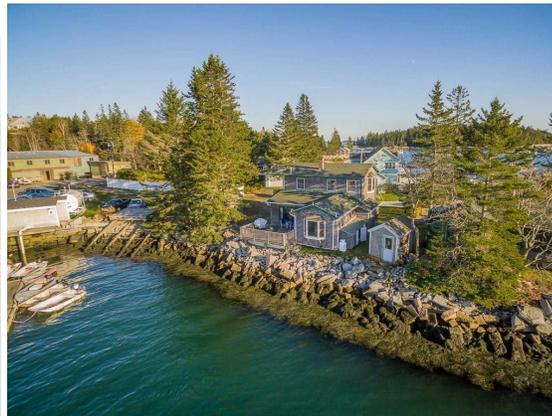
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Photo from [FisheryNation.com](https://www.fisherynation.com), July 16, 2019



This was from an article published by the Maine Institute, published on August 14th, 2019. A view of the Spruce Head Fisherman's Co-op in South Thomaston. The co-op will benefit from funding from the Land for Maine's Future Program. The blue tarp in the right side of the picture is my shed, located at 3 Bayview St, South Thomaston. Notice the berthing area made for smack is not there yet, nor the floats and first pilings put there in 2021.



Online photos from real estate listings of 3 Bayview St, taken in late 2016 - early 2017.

Google Earth Photos



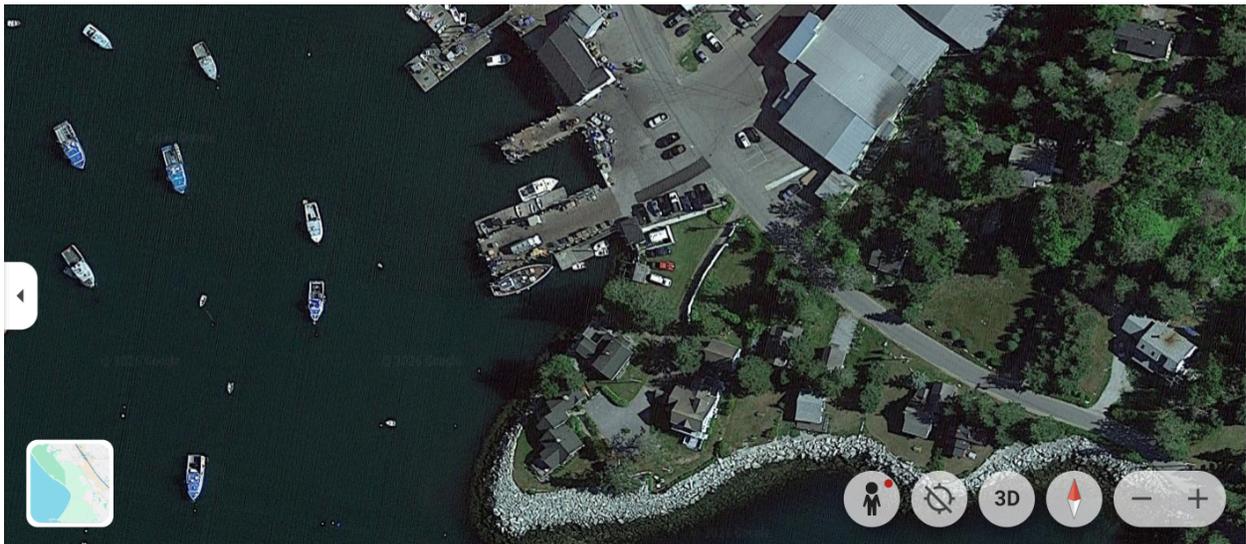
Above photo was taken in 2004



Above photo was taken in 2011



Above photo was taken in 2014



Above photo was taken 2018



Above photo was taken in 2019



Above photo was taken in 2024

Other photos from public websites



From Atwood Lobster:

<https://www.atwoodlobster.com/> Photo displayed in the website featuring the Mazetta Corporation of Illinois after their purchase of Atwood in May 2011.



From Atwood Lobster:

<https://www.atwoodlobster.com/> From same website, the photo depicts 3 Bayview St, South Thomaston, to the left, and the main wharf to the right. Note the absence of the floating docks and pilings.