

Note:  
This summary was last updated on  
**May 8, 2024**  
For current information, follow this  
link: [PSC Docket Case #9717](#)

**Chaberton Solar Wild Turkey**  
**12949 Old Frederick Road**  
**Rocky Ridge, Maryland 21778 (Frederick County)**  
**[PSC Case #9717](#)**  
**PPRP Case Manager: Shawn Seaman**

Note:  
This summary is based on  
information provided in the CPCN.  
Applicant filed the CPCN with the  
PSC on **Oct 13, 2023**, and the  
**Status Updates** filed on **Nov. 27,**  
**2023, Jan. 5, 2024, Jan. 29, 2024,**  
**Feb. 5, 2024 and April 26, 2024,**  
all of which are subject to change  
and have not yet been fully  
reviewed by PPRP.

**CPCN Timeline**  
**CPCN Application filed on October 13, 2023**  
**Applicant's Filed Direct Testimony Due: May 14, 2024**  
**1<sup>st</sup> Public Hearing: May 22, 2024**  
**Intervenors' Direct Testimony Due: August 16, 2024**  
**2<sup>nd</sup> Public Hearing: August 22, 2024**  
**Settlement Status Update: TBD**  
**PSC Evidentiary Hearing (if settlement is reached): September 10, 2024**

**Project Location:**

The Wild Turkey 5.0 MW AC Solar Project (Project) will be located on a 112 acre parcel in Rocky Ridge, Maryland (Figure 1) in Frederick County. [Google Map Link](#). Per the Applicant, the approximate limit of disturbance (LOD) for the Project will be 53 acres.

**Project Overview:**

Chaberton Solar Wild Turkey LLC (Applicant) has applied for a CPCN to construct a 5.0 MW AC solar array in Frederick County.

Project components include:

- Approximately 16,632 photovoltaic (PV) modules ground-mounted on a single-axis tracking rack system;
- Interconnection equipment;
- 45 string inverters;
- Three power centers, each containing a medium voltage transformer.

**Site Description**

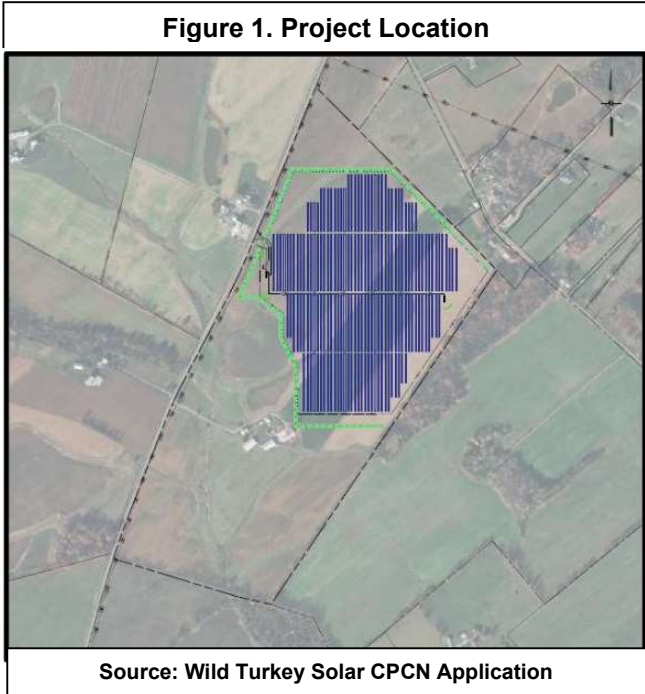
The Project site mainly consists of undeveloped agricultural land. There is a standalone residential dwelling on the property, which will remain under the control of the landowner, as well as various outbuildings which will not be disturbed by development of the Project. Approximately 12.8 percent of the limit of construction (LOC) is considered prime farmland. The Site is bordered by undeveloped forest land, more open agricultural land, and a few nearby residential dwellings. The Project will be located on land within the Agricultural Zoning District. The Project will be permitted in the agricultural zone as an established accessory, Community Solar Energy Generating System (CSEGS).

The Project is a Community Solar Energy Generating System and will deliver all of its output to subscribers via Potomac Edison's electric distribution grid. Applicant is approved as a subscriber organization by the PSC for 5MW AC at the site, and at the time of filing, Potomac Edison had conditionally approved the Applicant's interconnection application.

**Impact Assessment Highlights**

*Biological*

- The Site is situated in the Upper Monocacy River Watershed. The Monocacy Scenic River flows into the Potomac Scenic River, which traverses the southern border of Maryland and drains to Chesapeake Bay.
- The Applicant states that two wetland areas and two streams were identified near the vicinity of the Project. These areas will be avoided by the Project LOD and wetlands will be buffered by a vegetated strip that is a minimum of 25 feet wide.



- A Preliminary Forest Stand Delineation was completed and determined that there were no specimen trees or forests located in the project area. The Applicant's ERD states that no forest clearing is proposed.
- The Site is not within a Tier II catchment area and the Project is not located within 1,000 feet of any Tier II streams.
- The Applicant consulted with the Maryland Department of Natural Resources, Wildlife and Heritage Service (DNR-WHS), and DNR-WHS determined that this Project site falls within the drainage to a portion of the Monocacy River, which is known to support rare, threatened, and endangered (RTE) aquatic species. DNR-WHS proposed protection measures for aquatic habitats supporting RTE species as part of their response. The Applicant states that protective measures for aquatic habitats have been incorporated into the stormwater management for the Project by promoting the use of nonstructural best management practices (BMPs). The Applicant directly consulted with U.S. Fish and Wildlife Service (USFWS) and determined that there are no critical habitats within the Project area and the Project will have "no effect" with respect to the Northern Long-Eared bat.
- The Applicant intends to apply for the Pollinator-Friendly Solar Designation.
- The Applicant's Environmental Review Document (ERD) states that the Project's impervious areas will be limited to those associated with equipment pads for mechanical and electrical equipment.

#### *Noise Impacts*

- The Applicant's ERD states that the Project is designed to have over 200 feet of distance from the closest, adjacent neighbors' residences on the northeast and northwest sides. The Project will also be setback 403 feet from the residential structure on the property.

#### *Visual Impacts*

- The Project will be enclosed by a 7-foot-tall security fence.
- The Applicant has proposed a 25-foot wide landscape buffer to provide vegetative screening for areas surrounding the array that are not currently provided natural screening by existing trees. The landscape buffer is proposed to include three rows of plantings, consisting of a mix of deciduous trees, evergreen trees, and shrubs.

#### *Cultural Resource Impacts*

- The Applicant has corresponded with the Maryland Historic Trust (MHT), which has determined that the Project would have no adverse effect on historic properties and that there are no historic properties within the Project's area of potential effect.

#### *Public Safety and Transportation*

- The Applicant states that no public or private airports are located within 3 miles of the Project. The Applicant utilized FAA's Notice Criteria Tool and MAA's Airport Zoning Permit Web Map to determine that both FAA notification and MAA notification were not required for the Project.
- During construction, large materials and equipment will be transported to staging areas on tractor-trailers and offloaded by construction vehicles. However, the Applicant anticipates that personnel vehicles will comprise most daily construction traffic. During operation, traffic will mostly be limited to maintenance crews for seasonal mowing and vegetation maintenance as well as maintenance for any operational issues.
- The Applicant states that the entrance to the Project site will be from Old Frederick Road.
- The Applicant does not anticipate any impact to fire safety and emergency vehicle traffic. The Applicant plans to coordinate emergency vehicle access to the Project site with the State Fire Marshal.

#### *Economic and Fiscal*

- The Applicant estimates that the Project will create 85 design, management, and construction jobs during the construction period.
- The Applicant indicates that the Project represents a capital investment of approximately \$20 million.
- The applicant estimates that the project will save subscribers approximately \$10 Million and pay approximately \$2.6 Million in property taxes to Frederick Country over the life of the project.

#### *Greenhouse Gas Emissions Avoided*

- The Applicant indicates that the Project will displace 10,018 tons of carbon dioxide (CO<sub>2</sub>) emissions over the course of its useful life.