

Note:  
This summary was last updated on **October 7, 2024**  
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[PSC Docket Case #9733](#)

# Chaberton Ramiere 17600 Whites Ferry Road Poolesville, Maryland 20837 (Montgomery County)

[PSC Case #9733](#)

PPRP Case Manager: Supida Piwkhov

Note:  
This summary is based on information provided in the CPCN Application filed with the PSC on **April 19, 2024**, and the supplemental filing on May 22, 2024, all of which are subject to change and have not yet been fully reviewed by PPRP.

## CPCN Timeline

**CPCN Application filed on April 19, 2023**

**Applicant's Filed Direct Testimony Due: August 16, 2024**

**1<sup>st</sup> Public Hearing (Virtual): Week of August 19, 2024**

**Intervenors' Direct Testimony Due: February 21, 2025**

**2<sup>nd</sup> Public Hearing: Week of March 10, 2025**

**Settlement Status Update: March 17, 2025**

**PSC Evidentiary Hearing (if settlement is reached): March 19, 2025**

## Project Location:

The Ramiere 3.0 MW AC Solar Project (Project) will be located on a 118-acre parcel in Poolesville, Maryland (Figure 1). [Google Map Link](#). Per the Applicant, the approximate limit of disturbance (LOD) for the Project will be 11 acres.

## Project Overview:

Chaberton Solar Ramiere LLC (Applicant) has applied for a CPCN to construct a 3.0 MW AC solar array in Montgomery County.

Project components include:

- 6,768 photovoltaic (PV) modules ground-mounted on a fixed tilt racking system;
- Interconnection equipment: connection via an extension of the 13 kV feeder line to Potomac Quince Orchard Substation;
- 24 string inverters; and
- Three power centers, each containing a medium voltage transformer and a central inverter station.

## Site Description

The property on which the Project site is located consists of open agricultural fields and was farmed for conventional agricultural crops in previous years.

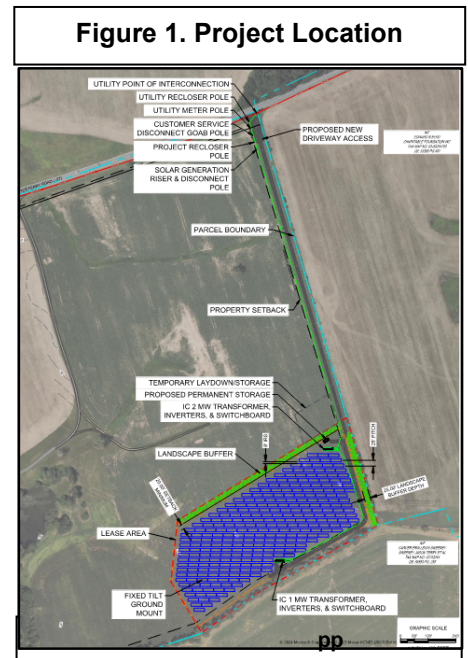
Approximately 99.9 percent of the Limits of Construction (LOC) is considered prime farmland. The property is primarily undeveloped agricultural land and is bordered by undeveloped forest land on the west and south sides. There are some residences nearby, but mostly beyond view due to topography and/or natural vegetation. The Project is located within an Agricultural Reserve Zoning. Montgomery County has implemented a 2 MW system limit on solar arrays and a soils restriction for those arrays in the Agricultural Reserve.

The Project is a Community Solar Energy Generating System and will deliver all of its output to subscribers via the Potomac Edison electric distribution grid. At the time of its CPCN Application submittal, the Applicant was approved as a subscriber organization by the PSC for 3 MW AC and the Applicant's interconnection application was under technical review with Potomac Edison.

## Impact Assessment Highlights

### Biological

- According to the Applicant's Environmental Review Document (ERD), no wetland areas have been identified near the vicinity of the Project.
- Near the Project area are several unnamed intermittent streams which drain to Dry Seneca Creek, a tributary of the Potomac River, which is listed as one of Maryland's Wild and Scenic Rivers. The Applicant states that they received verification of no negative impact on Scenic Rivers from DNR's Land Acquisition and Planning Unit. The Applicant proposes to buffer nearby unnamed streams from project development by a minimum of 100 feet.



- The Applicant's ERD states there are no existing forested areas on or near the proposed LOC, and no clearing is currently anticipated.
- The Applicant consulted with the Maryland Department of Natural Resources, Wildlife and Heritage Service (DNR-WHS), and DNR-WHS indicated that they have no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the project area and therefore has no specific concerns regarding potential impacts to such species or recommendations for protection measures and additional coordination is not required.
- The Applicant coordinated with the US Fish and Wildlife Service (USFWS), which has determined there will be "no effect" on the Northern Long-eared Bat.
- The Applicant intends to apply for the Pollinator-Friendly Solar Designation.
- The Project does not contain a Tier II water body, nor is it in a Tier II catchment area.
- The Applicant states that the site is entirely located within a DNR Focal Area.
- The ERD states that the Project's impervious areas will be limited to those associated with equipment pads for mechanical and electrical equipment. However, access roads have also been proposed.

#### *Noise Impacts*

- The Applicant will apply for a Temporary Noise Waiver with Montgomery County in conjunction with building permits for the use of pile driving equipment.
- The Applicant's ERD states that the proposed DC to AC inverters have the most potential for noise production during solar facility operation. The Applicant's ERD states that the closest residential dwelling is more than 800 feet away from a proposed equipment pad and equipment noise will be negligible.

#### *Visual Impacts*

- The Applicant proposes to enclose the Project with a 7-foot-tall security fence.
- The Applicant states there is landscape screening planned on the north and east sides surrounding the entire array and ingress/egress in areas that do not have natural tree line or vegetation screening. The south and west side will make use of existing vegetation as screening.
- The Applicant states that the Project is not within three miles of any airports. Additionally, The Applicant utilized the Federal Aviation Administration (FAA) 2013 Policy Adherence component (FAA Notice Criteria Tool) and the Maryland Aviation Administration (MAA) Project Locator to determine that the Project location does not exceed notice criteria, is not within an Airport Zoning District, and no further action is required.
- The Applicant's glare study predicts 2.7 hours per year of green glare along Sugarland Road. No yellow glare is predicted.

#### *Cultural Resource Impacts*

- The Applicant has corresponded with the Maryland Historical Trust (MHT), which has determined that no historic properties will be affected by this undertaking.

#### *Public Safety and Transportation*

- The Applicant states that to the extent possible, construction traffic will minimize land disturbance within the LOC and existing roadway disturbance and damage will be avoided, and any disturbances will be restored according to County codes.
- The Applicant's ERD states during construction, large materials and equipment will be transported to staging areas by tractor-trailers and offloaded by construction vehicles. Excavation equipment and vehicles, such as crane trucks and concrete trucks, will also be utilized for the Project. During operation, traffic will mostly be limited to maintenance crews for seasonal mowing and vegetation maintenance, as well as maintenance for any operational issues.

#### *Economic and Fiscal*

- The Applicant estimates that the Project will create 36 design, management, and construction jobs during the construction period and less than one full-time operation and maintenance job post-construction; rather, 3-5 operation and maintenance personnel will work on several projects within Chaberton's portfolio.
- The Applicant indicates that the Project includes a capital cost of up to approximately \$14 million, has a tax revenue yield of approximately \$1.9 million, and a tangible financial benefit of approximately \$7 million.

#### *Greenhouse Gas Emissions Avoided*

- The Applicant indicates that the Project will displace approximately 7,210 tons of carbon dioxide emissions.