

Note:
This summary was last updated on
March 22, 2025
For current information, follow this link:
[PSC Docket Case #9733](#)

Chaberton Ramiere
17600 Whites Ferry Road Poolesville,
Maryland 20837 (Montgomery County)
[PSC Case #9733](#)

Note:
This summary is based on
information provided in the CPCN
Application filed with the PSC on
April 18, 2024, and the
supplemental filing on May 22, 2024,
March 21, 2025, all of which are
subject to change and have not yet
been fully reviewed by PPRP.

CPCN Timeline

CPCN Application filed on April 18, 2024
Applicant's Filed Direct Testimony: August 16, 2024
1st Public Hearing (Virtual): August 22, 2024
2nd Public Hearing: April 14, 2025
Intervenors' Direct Testimony Due: May 15, 2025
3rd Public Hearing: May 19, 2025
Settlement Status Update: May 27, 2025
PSC Evidentiary Hearing (if settlement is reached): June 3, 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:

- 6,288 photovoltaic (PV) modules ground-mounted on a fixed tilt racking system;
- Interconnection equipment: connection via an extension of the existing 13 kV feeder line to PEPCO's Quince Orchard Substation;
- 24 string inverters; and
- One power center, containing a medium voltage transformer and a central inverter station.

Site Description

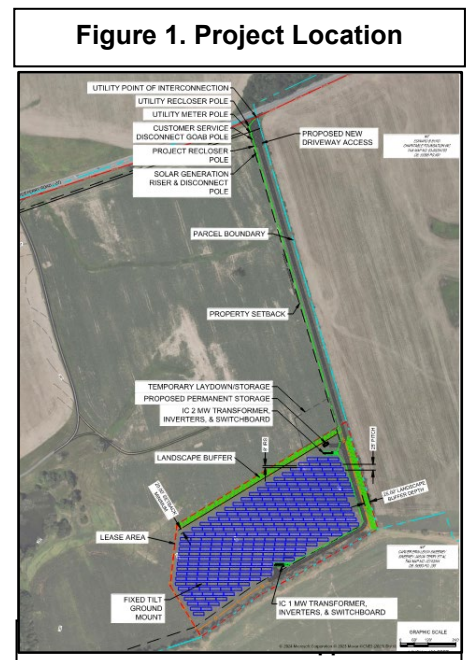
The property on which the Project site is located consists of open agricultural fields and has been farmed for conventional agricultural crops in previous years. Approximately 95 percent of the Limits of Disturbance (LOD), equivalent to 9.7 acres, are considered prime farmland. The property is primarily 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 soil 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 PEPCO 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 executed the Interconnection Agreement with the utility on November 25, 2024.

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 Limit Of Construction (LOC), and no clearing is currently anticipated. The Applicant has submitted the Forest Stand Delineation and Forest Conservation Plan for review and approval by the County.
- 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, and is not located within any Tier II catchment areas.
- 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, an access road has 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 or wildlife 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 lines or vegetation screening. The south and west sides 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 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, and periodic maintenance.

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 3,820 tons of CO2 emissions in the Mid-Atlantic Region annually.