

Note:  
This summary was last updated on  
**July 16, 2024**  
For current information, follow this link:  
[PSC Docket Case #9735](#)

**Chaberton Sunshine**  
**940 Fannie Dorsey Road**  
**Sykesville, MD 21784**  
**(Carroll County)**  
**[PSC Case #9735](#)**

Note:  
This summary is based on  
information provided in the CPCN  
Application filed with the PSC on  
**April 22, 2024**, which is subject to  
change and has not yet been fully  
reviewed by PPRP.

PPRP Case Manager: Christopher Aadland

**CPCN Timeline**  
**CPCN Application filed on April 22, 2024**  
**Applicant's Filed Direct Testimony Due: October 30, 2024**  
**1<sup>st</sup> Public Hearing (Virtual): November 13, 2024**  
**Intervenors' Direct Testimony Due: December 18, 2024**  
**2<sup>nd</sup> Public Hearing: January 10, 2025**  
**Settlement Status Update: January 15, 2025**  
**PSC Evidentiary Hearing (if settlement is reached): January 23, 2025**

### Project Location:

The Sunshine Solar Project (Project) will be located on a 125.16 acre parcel in Sykesville, Maryland (Figure 1) in Carroll County. [Google Map Link](#). Per the Applicant, the approximate limit of disturbance (LOD) for the Project will be 16.5 acres.

### Project Overview:

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

Project components include:

- 8,784 photovoltaic (PV) modules ground-mounted on a fixed tilt rack system;
- Interconnection equipment: connection to existing 13.2 kV Feeder line to BGE's White Rock Substation;
- String inverters; and
- Two power centers, each containing a central inverter station and a medium voltage transformer.

### Site Description

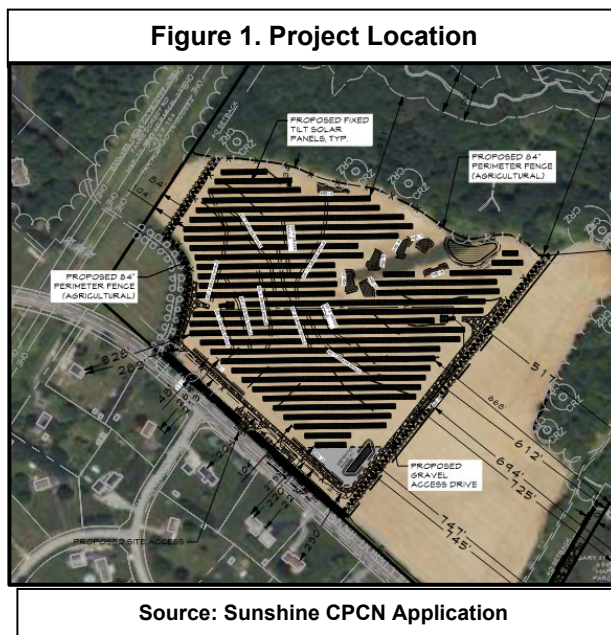
The parcel that comprises the Project is currently used for both agricultural use and forested open-land. The existing forested area Approximately 12.3 acres of the LOD is considered prime farmland. The Property is primarily surrounded by undeveloped agricultural land, residential neighborhoods, and some forest cover. The Applicant's Environmental Review Document (ERD) notes that the Project site is zoned as agricultural and Carroll County currently does not permit community solar projects on agriculturally zoned land.

The Project is a Community Solar Energy Generating System and will deliver all of its output to subscribers via the BGE electric distribution grid. At the time of its CPCN Application submittal, the Applicant's interconnection agreement with BGE has been conditionally approved.

### Impact Assessment Highlights

#### Biological

- The Applicant states that they coordinated with U.S. Fish and Wildlife Service (USFWS) which verifies that construction is not likely to result in unauthorized take of the northern long-eared bat and there were no critical habitats located within the site, therefore no further action was required.
- The Applicant provided a letter from Maryland Department of Natural Resources which stated that there are no official State or Federal records for listed plant or animal species within the delineated areas and no further coordination is required unless protected species are found in the construction process.
- The Applicant intends to apply for the Pollinator-Friendly Solar Designation.



- The Project does not contain a Tier II water body but is located within a Tier II catchment area, however the applicant states that measures will proactively protect this water body.
- The ERD states that 3.6% of the Project area will be converted to impervious surface.
- The Applicant states that there are no wetlands or streams within the project site but there are 1.19 acres of wetlands and 16 potentially jurisdictional streams on the property.
- The Applicant states that the site drains to Piney Branch and is located within the Gunpowder-Patapsco watershed.
- The ERD states that there are currently two forest conservation easements of 5.74 and 1.79 acres on the east portion of the property.
- The Applicant states that they do not anticipate clearing any forested areas to construct or operate the project.

#### *Noise Impacts*

- The Applicant's ERD states that during operation, the only noise-generating equipment on site are the inverters and transformers. The Applicant's ERD states that the closest residential dwelling is 400 feet away from the equipment.

#### *Visual Impacts*

- The Applicant proposes to enclose the Project with a 7-foot-tall chain-link security fence.
- The Applicant states that the site has over 2000 linear feet of natural forest coverage surrounding the project on the north side which provides a natural visual barrier and a 25ft landscaping buffer will be added to the south, east, and west sides.
- The Applicant states that the Federal Aviation Administration notice criteria tool indicated that the site does not exceed the notice criteria.

#### *Cultural Resource Impacts*

- The Applicant states that there are no buildings and structures located within the project area and there are no plans to construct, demolish, or rehabilitate buildings or other structures.

#### *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.
- The Applicant's ERD states during construction, major material and equipment will be delivered by tractor-trailers and offloaded by construction vehicles. The Applicant also anticipates that personnel vehicles will comprise 10-20 personal vehicles daily during construction. 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 states that the current project design will require approximately 62 personnel, 36 design, management, and construction personnel during construction and approximately 26 indirect personnel. Post construction the project will have an impact of 0.5 direct and indirect jobs.
- The Applicant states that they expect to pay approximately \$1.08 million dollars in local property taxes to Carroll County as well as \$1.5 million dollars in state income tax. The Applicant anticipates a total of \$9.08M in financial benefits over the lifetime of the project.

#### *Greenhouse Gas Emissions Avoided*

- The Applicant indicates that the Project will displace approximately 4,070 tons of carbon dioxide emissions.