

Note:  
This summary was last updated on  
**December 4, 2024**  
For current information, follow this link:  
[PSC Docket Case #9755](#)

**TPE MD PR53 Solar**  
**4401 Steed Road & 100051 Piscataway Road,**  
**Clinton, MD 20735 (Prince George's County)**

**PSC Case #9755**

**PPRP Case Manager: Supida Piwkhov**

Note:  
This summary is based on  
information provided in the CPCN  
Application filed with the PSC on  
**September 25, 2024, and**  
**supplemental filing on November 7,**  
**2024, which is subject to change and**  
**has not yet been fully reviewed by**  
**PPRP.**

**CPCN Timeline**

**CPCN Application filed on April 23, 2024**

**Applicant's Filed Direct Testimony Due: January 21, 2025**

**1<sup>st</sup> Public Hearing (Virtual): February 6, 2025**

**Intervenor's Direct Testimony Due: May 13, 2025**

**2<sup>nd</sup> Public Hearing: May 21 or May 22, 2025**

**Settlement Status Update: May 27, 2025**

**PSC Evidentiary Hearing (if settlement is reached): June 10, 2025**

**Project Location:**

The TPE MD PR53 Solar Project (Project) is four co-located projects, proposed to be located on a portion of a larger property in Clinton, Maryland (Figure 1). [Google Map Link](#). Three of the Projects are located on a 367.42 acre parcel, with the fourth Project located on an adjacent 58.04-acre parcel. Per the Applicant, the approximate limit of disturbance (LOD) for the Projects will be 73.87 acres.

**Project Overview:**

TPE MD PR53, LLC (Applicant) has applied for a CPCN to construct a combined total of 15 MW AC with four solar arrays in Prince George's County.

Project components include:

- Approximately 38,000 polycrystalline photovoltaic (PV) solar modules on a single-axis tracker system;
- Interconnection equipment: 4 points of interconnection through existing and new 13 kV feeders to PEPCO's existing Steed Road Substation;
- String inverters; and
- Four power centers, each including a central inverter station and a medium voltage transformer.

**Site Description**

The parcels that comprise the Project sites are registered brownfields in the State of Maryland (Brownfield Master Inventory #MD2160f). Historic uses include regional airport and sand/gravel mining operations. Voluntary Cleanup Program (VCP) through the Maryland Department of the Environment (MDE) was undertaken. A "No Further Requirement Determination" was received on July 24, 2024. Surrounding land uses include commercial and residential structures, forest, wetlands, and agricultural lands. The Project parcels are located within the Legacy Comprehensive District zone in Prince George's County, which allows solar facilities within this zone as a permitted use.

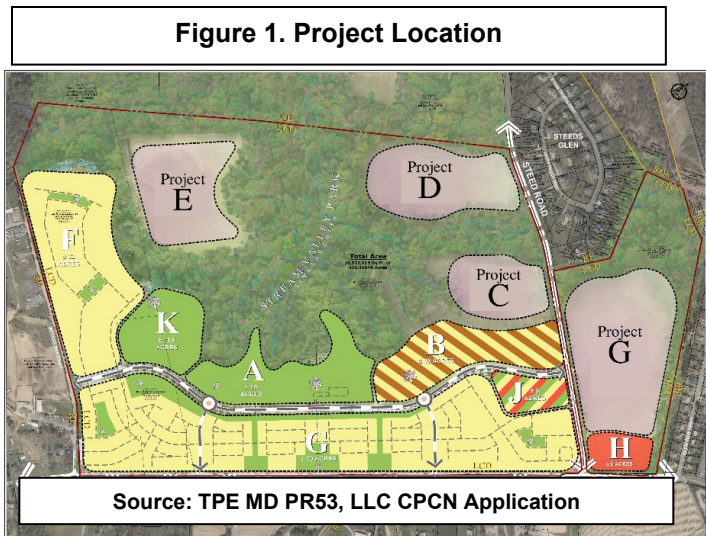
A generation interconnection (gen-tie) line will be installed within a 50-foot wide easement to connect Project E to the remainder of the Project. The interconnection line will be installed underground via horizontal direction drilling under the stream that bisects the property and its associated buffer, and then via trenching to either side of the stream buffer.

The Project is a Community Solar Energy Generating System and will deliver all its output to Maryland residents via the Potomac Electric Power Company (PEPCO) electric distribution grid. The Applicant applied to the PSC for authorization to participate in Maryland's Community Solar Program and was assigned Subscriber Organization Identification Number 23A3030780006116. Interconnection applications were submitted to PEPCO on 9/21/23 and studies are ongoing.

**Impact Assessment Highlights**

*Biological*

- The Applicant's ERD indicates that there is approximately 0.55 acres of wetland, two perennial streams, twelve intermittent streams, and one ephemeral stream bisecting the property. The Applicant states that directional



boring is planned under an intermittent stream for an underground electrical line, and the entry/exit bore points will be outside the stream buffer. MDE states in the Applicant's July 30, 2024 Nontidal Wetlands and Waterways Pre-Application Summary that "no authorization will be required."

- The Applicant consulted with the Maryland Department of Natural Resources (DNR), and DNR determined that this Project site has "no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the project area."
- The U.S. Fish and Wildlife Service (USFWS) resource list identifies the endangered northern long-eared bat (*Myotis septentrionalis*), proposed endangered tricolored bat (*Perimyotis subflavus*), and candidate monarch butterfly (*Danaus Plexippus*). The Applicant's February 6, 2024, letter from the USFWS states that the "project has reached the determination of 'No Effect' on the northern long-eared bat."
- The Applicant states that the Project will obtain the Pollinator-Friendly Solar Facility Designation.
- The ERD states that the Project will add approximately 3.71 acres of impervious areas.
- The Applicant's ERD states the Project is located within a Tier II Catchment Basin. MDE reviewed the project and determined on September 26, 2024, that no additional Tier II antidegradation review was necessary.
- The Applicant's ERD states 0.66 acres of forest will be removed for the construction of the gen-tie line to the solar arrays. Additionally, minor tree clearing may be required along Steed Road. Any reforestation requirements will be met on-site and will comply with the Forest Conservation Act. The Applicant plans to add 440 trees to the site.

#### *Noise Impacts*

- The Applicant's ERD states that the nearest off-site residence, located 200 feet from the Project, is anticipated to receive below the maximum allowable of 90 dBA during construction. During operation, the expected total sound level at the nearest property boundary will be less than 50 dBA.

#### *Visual Impacts*

- The Applicant proposes to enclose each Project area with a seven-foot tall agricultural style mesh fence.
- The Applicant intends to supplement existing trees with vegetative buffers in several areas. Project C will include buffer planted along the southeastern edge and southwestern edge as well as infill gaps along Steed Road to the northeast. Project D will include planting at the access drive along Steed Road. Project E does not have planned vegetative buffer due to existing forest. Project G will have a buffer planted along the northwestern perimeter and southeastern edge; gaps will be infilled along Steed Road near the access drive.
- Projects C, D, and E are located within Aviation Policy Area Overlay (APAO) of Potomac Airfield. Other than Potomac Airfield, no project is within 3 miles of an operational airport.
- The Applicant consulted the Federal Aviation Administration (FAA), which confirmed that this project would not be a hazard to or obstruct air navigation. The Applicant consulted with MAA and proposed a mitigation that satisfied MAA's concern on the Project penetration to the Horizontal Surface of the Potomac Airfield.

#### *Cultural Resource Impacts*

- The Applicant has corresponded with the Maryland Historical Trust (MHT), which has determined that the Project will have no effect on historic properties.

#### *Public Safety and Transportation*

- The Applicant states that three entrances to the Project sites will be accessible through existing travel ways off of Steed Road (Projects C, D, and G), and one entrance through an existing gravel road that connects to a private drive that connects to Piscataway Road (Project E).
- The Applicant's ERD states that during construction, major material and equipment will be delivered by tractor-trailers and offloaded by construction vehicles. During operation, traffic will mostly be limited to maintenance crews for seasonal mowing and vegetation maintenance, as well as maintenance for any operational issues or safety and functionality inspections.
- The Applicant coordinated compliance with health and safety requirements with the County Fire Marshal.

#### *Economic and Fiscal*

- The Applicant estimates that the Project will create 105-130 construction jobs. During the operation phase the Project will support the equivalent of two part-time jobs.
- The Applicant indicates that the Project represents a capital investment of approximately \$15 million.

#### *Greenhouse Gas Emissions Avoided*

- The Applicant indicates that the Project would reduce carbon dioxide (CO<sub>2</sub>) emissions in Maryland by approximately 1,020 tons per year.