

Note:  
This summary was last updated on  
**March 13, 2025**  
For current information, follow this link:  
[PSC Docket Case #9767](#)

**Halo Warwick, LLC Edmonds Creek Solar**  
**12206 Galena Road**  
**Massey, MD 21650 (Kent County)**  
[PSC Case #9767](#)

Note:  
This summary is based on  
information provided in the CPCN  
Application filed with the PSC on  
**December 10, 2024, and**  
**Supplemental Filing on January**  
**21, 2025, which is subject to change**  
and has not yet been fully reviewed  
by PRRP.

**CPCN Timeline**

**CPCN Application filed on December 10, 2024**  
**Applicant's Filed Direct Testimony April 28, 2025**  
**1<sup>st</sup> Public Hearing (Virtual): May 8, 2025**  
**Intervenors' Direct Testimony Due: August 15, 2025**  
**2<sup>nd</sup> Public Hearing: September 3**  
**Settlement Status Update: September 26, 2025**  
**PSC Evidentiary Hearing (if settlement is reached): October 9, 2025**

**Project Location:**

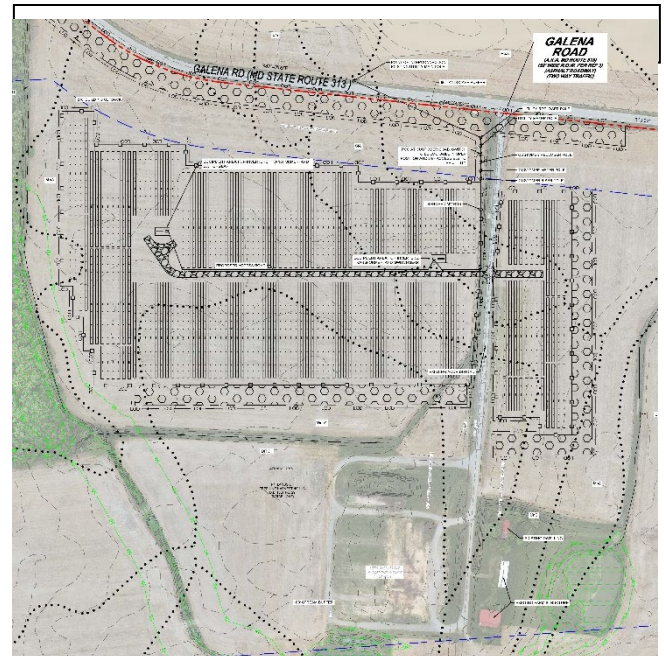
The Edmonds Creek Solar Project (Project) will be located on a portion of a 338-acre property in Massey, Maryland (Figure 1). [Google Map Link](#). The Applicant's Environmental Review Document (ERD) states that, the approximate limit of disturbance (LOD) for the Project will be 28 acres.

**Project Overview:**

Halo Warwick, LLC (Applicant) has applied for a CPCN to construct a 5.0 MW AC solar array in Kent County.

Project components include:

- Approximately 11,904 polycrystalline photovoltaic (PV) solar modules ground mounted on a single axis tracking racking system;
- Interconnection equipment: connection to an existing 24.9 kV feeder line.
- 34 string inverters; and
- 2 Equipment pads.



**Site Description**

The parcel that comprises the Project site includes agricultural land, wooded areas, an unoccupied historic building, and several outbuildings. The current land use for the limit of disturbance (LOD) of the Project is agricultural and approximately 98% of the LOD is considered prime farmland. Surrounding land uses include forest to the west, agricultural and residential use to the north, east, and south, and a utility-scale solar project to the north. The Project parcel includes three zoning designations: Industrial (I), Agricultural Zoning District (AZD), and Employment Center (EC). The Project's LOD is located within the I and AZD zones. A commercial solar energy system is a permitted use within the I zone, but in the AZD is limited to 5 acres and requires a special exception. The portion of the Project's LOD that is within the AZD is approximately 5.6 acres.

The Project is a Community Solar Energy Generating System and will deliver all its output to Maryland residents via the Delmarva Power (Delmarva) 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 23A3060550006595. The Project is currently in the engineering study phase with Delmarva.

**Impact Assessment Highlights**

*Biological*

- The Applicant's Wetland Delineation (Appendix 6.13 of the Applicant's ERD) identifies one stream and three wetlands present within the Project parcel, however none are present within the Project's LOD.
- The Applicant's ERD indicates that the Project will maintain a 100-foot setback from the onsite stream and a 25-foot buffer from the onsite wetlands.

- The Applicant's ERD indicates that no tree clearing is proposed as part of the Project.
- The Applicant consulted with the Maryland Department of Natural Resources (DNR), and DNR indicated in its October 30, 2024 letter that the following were present on the Project site
  - There is a record of state-listed threatened Sandplain Flax (*Linum intercursum*) documented within a transmission line corridor, outside of the Project's LOD.
  - The forest area on the western part of the property contains FIDS habitat. This area is also outside of the Project LOD.
- The Applicant's May 13, 2024 report from the U.S. Fish and Wildlife Service IPaC system states the Project area could include the following species: Northern Long-eared Bat (*Myotis septentrionalis*) (endangered), Tricolored Bat (*Perimyotis Subflavus*) (protected endangered) and the Monarch Butterfly (*Danaus Plexippus*) (candidate).
- The Applicant states that the Project will apply for the Pollinator-Friendly Solar Facility Designation.
- The ERD states that 0.64 acres of the Project area will consist of impervious area.
- The Applicant's ERD states the Project site is not located within a Tier II watershed.
- The Applicant states that they do not anticipate clearing any forested areas.
- The Applicant's Forest Stand Delineation (Attachment 6.04 of the Applicant's ERD) identified an existing forest conservation easement on the property.

#### *Noise Impacts*

- The Applicant's ERD states that the Project incorporates a 200-foot setback from all neighboring properties and that the nearest noise receptor is located 465-feet from the Project property line. The Applicant does not anticipate any noise impacts to the neighbors.

#### *Visual Impacts*

- The Applicant proposes to use the existing forest area on the western portion of the Project parcel as a buffer west of the Project. The Applicant proposes to plant a 60-foot wide landscape buffer to the north along Galena Road, to the south between the Project and the onsite structures, and to the east.
- The nearest airport to the Project is the Massey Aerodrome (approximately 2 miles away). The Applicant consulted the Federal Aviation Administration (FAA), which confirmed that the Project does not exceed notice criteria. The Applicant used the Maryland Aviation Administration (MAA) Project Locator and contacted MAA, which determined that the Project is not an obstruction to air navigation.
- The Applicant's glare study predicts 26 hours of green glare to one flight path at Massey Aerodrome and 7.5 hours of green glare per year on one private drive (this analysis did not include visual buffers).

#### *Cultural Resource Impacts*

- There is one structure documented on the Maryland Inventory of Historic Places (MIHP) on the Project property (K-637 White Plains & Clayton Farm).
- The Applicant has corresponded with the Maryland Historical Trust (MHT), which has determined that the Project will have no adverse effect on historic properties.

#### *Public Safety and Transportation*

- The Applicant states that the entrance to the Project site will be from Galena Road.
- A railroad borders the Project site to the north. Galena Road crosses the railroad northwest of the Project's LOD.
- The Applicant's ERD states that daily traffic to the Project site may include tractor trailers, miscellaneous construction equipment, and personnel vehicles and that temporary traffic control measures will be implemented during construction to ensure traffic flow along Galena Road is maintained.
- The Applicant's ERD states that deliveries to the site will be scheduled to avoid peak travel times.

#### *Economic and Fiscal*

- The Applicant estimates that the Project will create approximately 25 direct and indirect jobs during construction. Following construction, the Project will create two direct jobs and no indirect jobs.
- The Applicant estimates that, over its life, the Project will contribute \$253,000 in tax revenue to Kent County and \$27,000 in tax revenue to the State of Maryland.

#### *Greenhouse Gas Emissions Avoided*

- The Applicant indicates that the Project would reduce carbon dioxide (CO<sub>2</sub>) emissions by approximately 6,370 tons per year.