

Note:
This summary was last updated on
June 30, 2025
For current information, follow this link:
[PSC Docket Case #9770](#)

Chaberton Solar Victoria
15220 River Road
Germantown, MD 20874 (Montgomery County)
[PSC Case #9770](#)

Note:
This summary is based on
information provided in the CPCN
Amended Application filed with the
PSC on **May 7, 2025 and May 12,**
2025, which is subject to change
and has not yet been fully reviewed
by PPRP.

CPCN Timeline

CPCN Application filed on December 20, 2024
Amended CPCN Application filed on May 7 and 12, 2025
Applicant's Filed Direct Testimony Due: August 18, 2025
1st Public Hearing (Virtual): August 18, 2025
Intervenors' Direct Testimony Due: December 3, 2025
2nd Public Hearing: December 10, 2025
Settlement Status Update: Jan 6, 2026
PSC Evidentiary Hearing (if settlement is reached): Jan 20, 2026

Project Location:

Project Victoria (Project) will be located on a portion of a larger property totaling approximately 42 acres in Germantown, Maryland (Figure 1). [Google Map Link](#). Per the Applicant, the approximate limit of disturbance (LOD) for the Project will be 24 acres.

Project Overview:

Chaberton Solar Victoria Holdings, LLC (Applicant) has applied for a CPCN to construct a 4.25 MW AC solar array in Montgomery County.

Project components include:

- Approximately 10,272 photovoltaic (PV) solar modules ground mounted on a single axis tracking system;
- Interconnection equipment: connection to two 13 kV feeders along River Road which connect to Potomac Electric Power Company (PEPCO)'s existing substation;
- 37 string inverters; and
- 3 equipment pads.

Site Description

The parcel that comprises the Project site mainly consists of vacant land without specific use that was historically used for agricultural purposes. The majority of the Project area is considered prime farmland. Surrounding land uses include residential structures, forest, agricultural lands and a farm park. The Project parcel is located within the Rural Cluster (RC) Zone. Per the local zoning regulations, a solar energy system greater than 2 MW is not allowed within the RC zone. The Project is proposed to be co-located to Chaberton Solar Santa Rosa, LLC, which is located on the adjoining parcel to the northeast of the Project's parcel. The Applicant will follow the PSC guidelines for the co-location of community solar projects.

The Project is a Community Solar Energy Generating System and will deliver all its output to Maryland residents via the 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 Numbers 23A3029250006107 and 24A3098440007182 for 3 MW and 1.25 MW, respectively. The Applicant anticipates receiving conditional approvals from PEPCO in Q3 2025 and to execute interconnection agreements by Q1 2026.

Impact Assessment Highlights

Biological

- The Applicant's ERD indicates that there is a jurisdictional stream on site and the Project will observe a 100-foot setback from the stream limits.

Figure 1. Project Location



**Source: Chaberton Solar Victoria Holdings, LLC
CPCN Application**

- The Applicant's February 20, 2025 pre-application summary from MDE Nontidal Wetlands (NTW) Division confirmed that regulated resources will not be impacted by the Project.
- The Applicant's ERD states there are no existing conservation easements or restrictive covenants on the site.
- The Applicant consulted with the Maryland Department of Natural Resources (DNR), and DNR indicated in its February 28, 2025 letter that it has no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the Project area.
- The Applicant's February 4, 2025 letter from the U.S. Fish and Wildlife Service (USFWS) states the now proposed for listing as threatened species the Monarch Butterfly (*Danaus plexippus*), the endangered Northern Long-eared Bat (*Myotis septentrionalis*), the proposed endangered species Tricolored Bat (*Perimyotis subflavus*), and the proposed threatened species Green Floater Clam (*Lasmigona subviridis*) may occur within the Project boundary or may be affected by the Project. However, USFWS concluded that there are no critical habitats within the Project area for any of the species identified.
- The Applicant included a correspondence from DNR's Land Acquisition and Planning Unit stating that the Project will not have adverse impacts on the scenic quality of the Potomac River.
- The Applicant states that the Project intends to apply for the Pollinator-Friendly Solar Facility Designation.
- The ERD states that 1.2% of the Project area will be converted to impervious surfaces.
- The Applicant's ERD states the Project site is not located in a Tier II catchment area.
- The Applicant's ERD states that the Project will not require the removal of any forested areas on site; however, the Applicant's Concept Site Plan indicates 3 specimen trees will be removed. The Applicant has proposed to include 1.95 acres of existing forest on site under a forest conservation easement.
- The Applicant states that the Project is not located in a critical area.

Noise Impacts

- The Applicant's ERD states the nearest residence is 450 feet away from noise-making equipment; therefore, the Applicant does not anticipate any noise impacts to the neighbors.

Visual Impacts

- The Applicant proposes to install a 30-foot landscape buffer on the northern, eastern, southern, and western borders of the Project. The Applicant also plans to install two sections of an 8-foot privacy wood board fence on the western borders of the Project to mitigate visual impacts for the neighbors.
- The Applicant utilized the Federal Aviation Administration (FAA) Notice Criteria Tool to determine that the Project does not exceed notice criteria. Additionally, the Applicant utilized the Maryland Aviation Administration (MAA) Project Locator to determine that the Project is not within an Airport Zoning District.
- The Applicant states that the Project's glare study predicts 3 out of 117 selected receptors around the Project may experience a low level of green glare.

Cultural Resource Impacts

- The Maryland Historical Trust (MHT) has determined that no historic properties will be affected by the Project.

Public Safety and Transportation

- The Applicant's ERD states that the entrance to the Project site will be from River Road. The Applicant's Concept Site Plan indicates another proposed entrance located off Manor Stone Drive.
- The Applicant's ERD indicates that major material and equipment will be transported by tractor-trailers and unloaded by construction vehicles during the construction phase. However, the Applicant anticipates that daily construction traffic will consist of cars, pickup trucks, and other vehicles used by personnel. 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 quarterly and yearly maintenance.
- The Applicant does not anticipate that the Project will require any overweight or oversize load permits.

Economic and Fiscal

- The Applicant estimates that the Project will require approximately 66 direct and indirect jobs during construction. Following construction, the Project will generate less than one direct job and indirect job.
- The Applicant states that the Project will offer over \$9 million in subscriber savings to PEPCO's customers and will generate approximately \$1.3 million in property taxes to Montgomery County and \$3.2 million in state tax revenue over the course of its lifetime.

Greenhouse Gas Emissions Avoided

- The Applicant indicates that the Project would reduce carbon dioxide (CO₂) emissions by approximately 290 tons per year (tpy) and 5,420 tpy in Maryland and the Mid-Atlantic region, respectively.

