

Note:  
This summary was last updated on  
March 5, 2025  
For current information, follow this link:  
[PSC Docket Case #9772](#)

# TPE MD WO73 Berlin Solar Project Old Ocean City Blvd Berlin, MD 21811 (Worcester County) [PSC Case #9772](#)

Note:  
This summary is based on  
information provided in the CPCN  
Application and supplemental  
information filed with the PSC on  
[December 23, 2024, December  
30, 2024, and February 5, 2025](#)  
which are subject to change and  
have not yet been fully reviewed  
by PRRP.

## CPCN Timeline

**CPCN Application filed on December 23, 2024**  
**Applicant's Filed Direct Testimony Due: April 25, 2025**  
**1<sup>st</sup> Public Hearing (Virtual): May 6, 2025**  
**Intervenors' Direct Testimony Due: August 12, 2025**  
**2<sup>nd</sup> Public Hearing: Week of August 18, 2025**  
**Settlement Status Update: September 19, 2025**  
**PSC Evidentiary Hearing (if settlement is reached): October 6, 2025**

## Project Location:

TPE MD WO73 Solar Project (Project) will be located on a portion of a larger property totaling approximately 137 acres in Berlin, Maryland (Figure 1). [Google Map Link](#) Per the Applicant, the approximate limit of disturbance (LOD) for the Project will be 35.5 acres.

## Project Overview:

TPE MD WO73 LLC (Applicant) has applied for a CPCN to construct a 5 MW AC solar array in Worcester County.

Project components include:

- Solar modules ground mounted on a single axis tracking system;
- 13,780 PV modules;
- Interconnection equipment;
- 40 string inverters; and
- Two transformers, each located on a separate equipment pad.

## Site Description

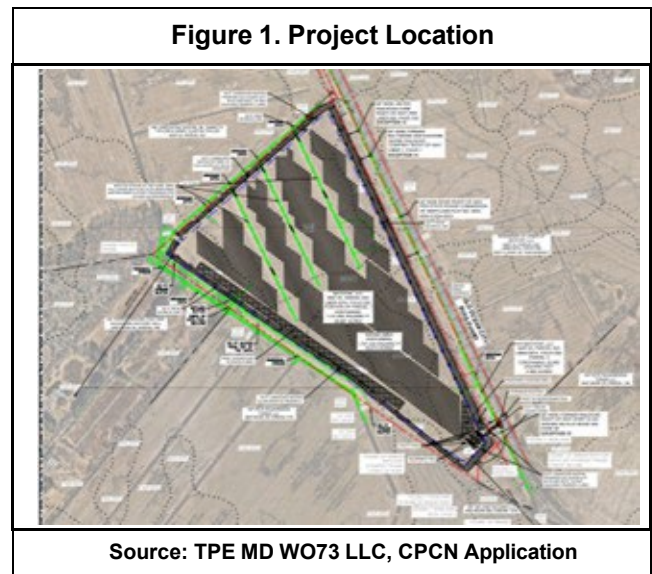
The parcel that comprises the Project site has been used for agricultural purposes, which included crop production and pasture uses. The entirety of the LOD is considered prime farmland. Surrounding land uses include residential structures, forest, wetlands, and additional agricultural lands. The Project parcel is located within the R2, Suburban Residential Zone, which does not permit solar generating facilities above 2.5 MW in size.

The Project is a Community Solar Energy Generating System (CSEGS) and will deliver all its output to Maryland residents via the Delmarva Power 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 18A2216230004116. The Project was submitted to the Delmarva Power interconnection queue and currently is in the Engineering Study phase.

## Impact Assessment Highlights

### Biological

- The Applicant's Wetland Report indicates that there are no wetlands or streams on the Project Site. There is one perennial stream on the southwest boundary of the project that will be avoided.
- There are existing ditches on the property, which MDE has determined are not jurisdictional. Culverts will be used to cross the ditches, which drain to a Tax Ditch that is not located on the property.
- MDE WHS determined that there are no rare, threatened, or endangered species impacted by the Project.



- The Applicant states that the Project will apply for the Pollinator-Friendly Solar Facility Designation.
- The Applicant indicates that 0.16 acres of the Project area will consist of impervious area.
- The Applicant's ERD states the Project is not located within a Tier II catchment or Critical Area.
- The Applicant's ERD states that the Project is located in the Pocomoke Scenic River watershed, but no impacts to the Scenic River are anticipated.
- The Applicant states that no tree clearing is proposed for the project.

#### *Noise Impacts*

- The Applicant states that the closest residence is located approximately 811 linear feet from the nearest portion of the Project's LOD. The Applicant's ERD also states that the transformers and inverters associated with the Project are located a minimum of 200 feet from the property line. The Applicant anticipates sound levels to be significantly lower than the regulated 65 dBA.

#### *Visual Impacts*

- The Applicant proposes to enclose the Project with a 7-foot security fence.
- The Applicant intends to plant a 35-foot-wide landscape buffer along all sides of the project fence line. This buffer consists of evergreen trees, deciduous trees and shrubs.
- The Applicant consulted the Federal Aviation Administration (FAA) which confirmed that this project would not exceed notice criteria.
- The Applicant consulted the Maryland Aviation Administration (MAA) which determined that this project is not an obstruction or hazard to air navigation.

#### *Cultural Resource Impacts*

- 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 a new driveway entrance will be constructed on Old Ocean City Blvd.
- The Applicant anticipates that most daily construction traffic may include tractor trailers, miscellaneous construction equipment, and personnel 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.
- The Applicant plans to coordinate with the State Fire Marshal to ensure that the Project is compliant with the State Fire Prevention Code.

#### *Economic and Fiscal*

- The Applicant estimates that the Project will require approximately 49 direct and indirect jobs during construction. Following construction, the Project will generate 2 jobs.
- The Applicant indicates that the Project will provide \$3.5 million in tax revenue.

#### *Greenhouse Gas Emissions Avoided*

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