

Note:
This summary was last updated on
May 27, 2025
For current information, follow this link:
[PSC Docket Case #9775](#)

Harkins Lane Solar 0 Harkins Lane Cecil County, MD 21915

PSC Case #9775
PPRP Case Manager: **Zack Barthel**

Note:
This summary is based on
information provided in the CPCN
Application filed with the PSC on
January 22, 2025, which is subject
to change and has not yet been fully
reviewed by PPRP.

CPCN Timeline

CPCN Application filed on January 22, 2025
Applicant's Filed Direct Testimony Due: May 23, 2025
1st Public Hearing (Virtual): May 27, 2025
Intervenor's Direct Testimony Due: September 5, 2025
2nd Public Hearing: September 18, 2025
Settlement Status Update: October 7, 2025
PSC Evidentiary Hearing (if settlement is reached): October 16, 2025

Project Location:

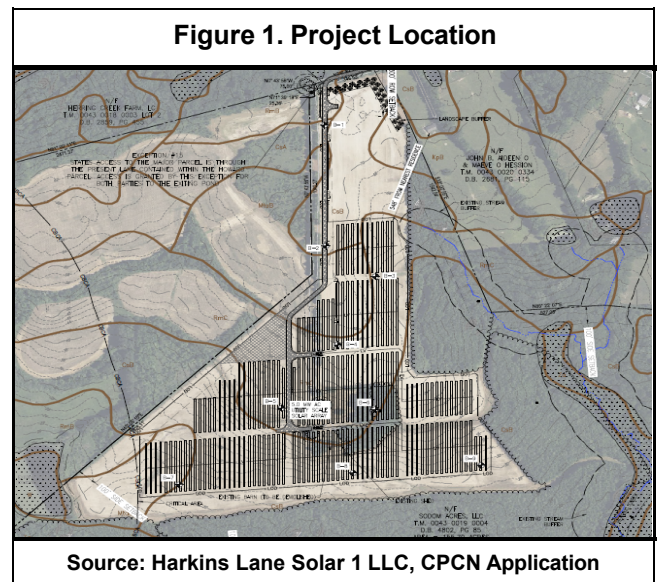
Harkins Lane Solar Project (Project) will be located on a portion of a larger property totaling approximately 155.7 acres in Chesapeake City, Maryland (Figure 1). [Google Map Link](#). Per the Applicant, the approximate limit of disturbance (LOD) for the Project will be 36.6 acres.

Project Overview:

Harkins Lane Solar 1, LLC (Applicant) has applied for a CPCN to construct a 5 MW AC solar array in Cecil County.

Project components include:

- Approximately 14,196 polycrystalline photovoltaic (PV) solar modules ground mounted on a fixed tilt system;
- Interconnection equipment: connection to an existing 12.47 kV feeder line which connects to Delmarva's existing Glasgow Substation;
- 20 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 undeveloped forest land. There are no residential dwellings, but a barn and shed in the LOD are intended for demolition. Approximately 16.9% of the LOD is considered prime farmland. Surrounding land uses include residential structures, forests, and additional agricultural lands. The Project parcel is located within the Southern Agricultural Residential District, which does not permit solar generating facilities above 2MW 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 23A3057580006539. The Project has received notice from Delmarva that the interconnection study should be completed by the end of April 2025.

Impact Assessment Highlights

Biological

- The Applicant's Aquatic Resource Investigation indicates that no non-tidal wetlands and streams are present within the LOD. One fringe wetland, two intermittent streams, and one farm pond are more than 66 feet south and west of the LOD.

- The Applicant has indicated that the project will be located 25-feet from intermittent streams and other wetlands.
- A June 27, 2024, Nontidal Wetlands and Waterways Pre-Application Summary from MDE states that “no regulated environmental resources were located within the LOD” and “the project will NOT require submission of a JPA Application for the proposed work activities at (the) site”.
- The Applicant consulted with the Maryland Department of Natural Resources (DNR), and DNR indicated in its December 27, 2023 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 September 14, 2023 letter from the U.S. Fish and Wildlife Service (USFWS) states the Project area could include the candidate Monarch Butterfly (*Danaus Plexippus*).
- The Applicant states that the Project will apply for the Pollinator-Friendly Solar Facility Designation.
- The Applicant indicates that 1.07 acres of the Project area will consist of impervious area.
- The Applicant’s ERD states the Project does not contain a TIER II water body and is not located within a Tier II catchment.
- The Applicant states that 1.18 acres of tree clearing is proposed for the Project.

Noise Impacts

- The Applicant’s ERD states that the closest noise receptors for any adjacent properties surrounding the Project are located a minimum of approximately 375 linear feet in any direction from the nearest portion of the proposed array. The transformers and inverters have been located 1600 feet from the nearest property. 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 50-foot wide landscape buffer along areas that currently do not have natural tree line or vegetative screening, primarily along the northern portion of the property adjacent to the Harkins Lane entrance. 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 effect on historic properties.

Public Safety and Transportation

- The Applicant states that the entrance to the Project site will be from Harkins Lane.
- The Applicant’s ERD indicates that large materials and equipment will be transported by tractor-trailers and unloaded by construction vehicles during the construction phase. However, the Applicant anticipates that most 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.
- The Applicant plans to coordinate with the County Fire Department to ensure that the Project is compliant with the State Fire Prevention Code.

Economic and Fiscal

- The Applicant indicates that the Project will provide an annual tax benefit of \$113,125 and a total tax benefit of \$3.9 million over the operational term of the project.

Greenhouse Gas Emissions Avoided

- The Applicant indicates that the Project would reduce carbon dioxide (CO₂) emissions in Maryland by approximately 6,803 tons per year.