

Note:
This summary was last updated on
September 9, 2025
For current information, follow this link:
[PSC Docket Case #9794](#)

Dorothy Avenue Solar Project
Dorothy Avenue
Joppa, MD 21085 (Harford County)
PSC Case #9794

Note:
This summary is based on
information provided in the CPCN
Application and supplemental
information filed with the PSC on
June 4, 2025 which are subject
to change and have not yet been
fully reviewed by PPRP.

CPCN Timeline

CPCN Application filed on June 4, 2025
Applicant's Filed Direct Testimony Due: December 2, 2025
1st Public Hearing (Virtual): December 9, 2025
Intervenors' Direct Testimony Due: March 17, 2026
2nd Public Hearing: March 26, 2026
Settlement Status Update: April 24, 2026
PSC Evidentiary Hearing (if settlement is reached): May 7, 2026

Project Location:

The Solar Star Dorothy Avenue Project (Project) will be located on a portion of a larger property totaling approximately 82 acres in Joppa, Maryland (Figure 1). [Google Map Link](#) Per the Applicant, the approximate limit of disturbance (LOD) for the Project will be 17.06 acres.

Project Overview:

Solar Star LLC (Applicant) has applied for a CPCN to construct a 2.05 MW AC solar array in Harford County.

Project components include:

- 8,970 Solar modules ground mounted on a single axis tracking system;
- Interconnection equipment;
- 33 string inverters; and
- Transformers, as needed.

Figure 1. Project Location



Source: Solar Star Dorothy Ave, CPCN Application

Site Description

The parcel that comprises the Project site has been used for agricultural purposes. Prime farmland encompasses 71% of the LOD (12.2 acres). Surrounding land uses include residential structures, forest, wetlands, and additional agricultural lands. The Project parcel is located within the Agricultural Zone (AG). Harford County does not permit solar generating facilities in the Agricultural Zone, but the Project otherwise conforms to other County land use regulations.

The Project is a Community Solar Energy Generating System (CSEGS) and will deliver all its output to Maryland residents via the Baltimore Gas and Electric (BGE) 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 23A306358000663. The Project received Conditional Approval for its interconnection from BGE on July 28, 2024.

Impact Assessment Highlights

Biological

- The Applicant's Wetland Report indicates that there are non-tidal wetlands on the Parent Parcel of the site, but they will not be impacted by the construction of the Project. A buffer of at least 75 feet will be maintained from wetland areas greater than 10,000 square feet.
- Several streams were located within the Project Area (Unnamed tributaries to Lower Winters Run). These streams will be avoided and no proposed impacts will occur.
- DNR WHS reported that there are no rare, threatened, or endangered species in the vicinity of the Project site.
- The Project is located in a Tier II Catchment Area (Otter Point Creek 1) with no assimilative capacity. MDE determined that the Project will undergo a full Tier II review including minimization and mitigation measures.
- The Applicant states that the Project will apply for the Pollinator-Friendly Solar Facility Designation.

- The Applicant indicates that .05 acres of impervious area will be added for the Project.
- The Applicant's ERD states the Project is not located in the Critical Area.
- The Applicant states that minimal forest clearing (approximately 6.63 acres) is required for siting and minimizing shading of the Project. The Applicant plans to work with Harford County regarding the requirements of the Forest Conservation Act.

Noise Impacts

- The Applicant states that the closest residence is located approximately 550 linear feet from the nearest portion of the Project's LOD. 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 6-foot security fence, which will be designed to allow for the passage of small wildlife.
- A There will be over 100 feet of existing vegetation beyond the project fence that will naturally screen the Project from adjoining properties and viewsheds. No additional buffer plantings are anticipated.
- 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.
- The Project is not located near any major airports.

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 construction vehicles will access the Project from Dorothy Avenue.
- 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 County Fire Marshal to ensure that the Project is compliant with the County Fire Prevention Code.

Economic and Fiscal

- The Applicant estimates that the Project will require approximately 31 direct and 39 indirect jobs during construction. Following construction, the Project will generate seven jobs.
- The Applicant indicates that the Project will provide approximately \$200,000 in projected tax revenue during construction and approximately \$600,000 after five years.

Greenhouse Gas Emissions Avoided

- The Applicant indicates that the Project would reduce carbon dioxide (CO₂) emissions in Maryland by approximately 340 tons per year.