

Note:  
This summary was last updated on **April 1, 2026**  
For current information, follow this link:  
[PSC Docket Case #9797](#)

# Bouchelle Road Solar Project 600 Bouchelle Road Elkton, Maryland (Cecil County) [PSC Case #9797](#)

Note:  
This summary is based on information provided in the CPCN Application filed with the PSC on **June 27, 2025**, and all supplemental filings and responses to PRRP Data Requests which are subject to change and has not yet been fully reviewed by PRRP.

**CPCN Timeline**  
CPCN Application filed on **June 27, 2025**  
Applicant's Filed Direct Testimony: **December 8, 2025**  
Status Update (Applicant): **March 26, 2026**  
Intervenors' Direct Testimony Due: **April 23, 2026**  
Public Hearing: **April 30, 2026**  
PSC Evidentiary Hearing (if no contested issues): **June 9, 2026**

## Site Location:

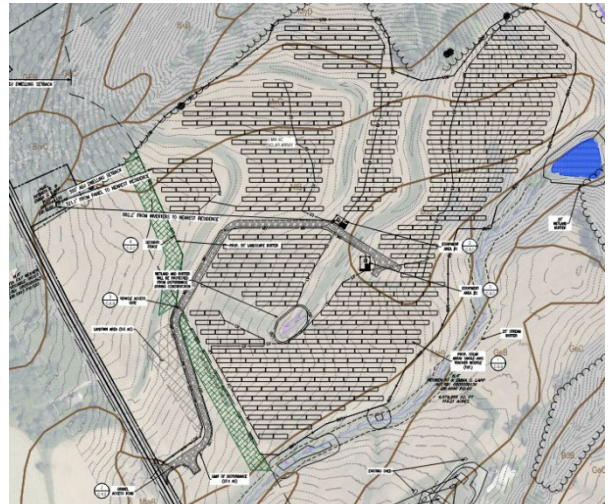
The Bouchelle Road Solar Project (Project) will occupy approximately 28.16 acres of a 111.14-acre parcel in Elkton, Maryland. Tax Map 0019, Grid 0022, Parcel 0068 [Google Map Link](#)

## Project Overview:

Bouchelle Road Solar 1, LLC (Applicant) has applied for a CPCN to construct a 5.0 MW AC ground-mounted fixed-tilt solar array.

Project components include:

- 12,150 PV modules (Vikram VSMDH.66.615.05\_TOPCON);
- 20 inverters (SOLECTRIA XGI 1500-250W);
- 2 equipment pads (10 inverters each);
- Interconnection via a 34.5 kV direct feeder to the substation;
- Minimum setbacks: 100' from lot lines and 300' from roads
- Landscape screening and buffers around the perimeter
- Minimum seven-foot fence around the perimeter



## Site / Project Description:

The approximate center of the Site is located at Latitude 39.645557°N and Longitude -75.940085°W (NAD 83). The Site consists of agricultural lands and is zoned Northern Agricultural Residential (NAR). Cecil County limits the size of solar generating stations within the NAR zone to 2 MW with various other siting requirements. The Project meets some, but not all, of these requirements.

The proposed Project consists of a ground-mounted, fixed-tilt, solar PV array installation, interconnection, and construction of all associated site access, stormwater management infrastructure, a minimum seven (7) foot tall fence around the perimeter to provide security and safety, landscape screening, mechanical and electrical equipment, and equipment pad. Interconnection to the electric distribution grid will occur through an existing 34.5 kV feeder back to the utility substation. The PV arrays will be constructed at a resting angle of twenty-five (25) degrees and have a maximum height of twelve (12) feet. The space between rows will be equal to or greater than the panels horizontal width to meet Maryland Department of the Environment ("MDE") Stormwater Guidelines. The arrays are designed to withstand snow and wind loads in accordance with the International Building Code ("IBC") 2018.

In accordance with Cecil County Zoning Ordinances, secure fencing surrounding the whole system and a landscape buffer, in conjunction with existing forestry on the property, has been proposed and will be implemented between the Project and all adjoining properties and along all adjacent roadways. The buffering and screening area is anticipated to consist of a combination of evergreen or deciduous tree species and fencing. A minimum setback of one hundred (100) feet from lot lines and three hundred (300) feet from roads is required. The Project array area is designed to have approximately 320 feet from the closest, non-participating residence on the western side, providing a considerable buffer zone. Existing trees on the subject parcel in the north and east provide additional privacy, helping to obscure the view.

The Project is a Community Solar Energy Generating System and will deliver all of its output to subscribers via the Delmarva Power and Light (DPL) electric distribution grid.

## Impact Assessment Highlights

Approximately 19.13 acres of the LOD (28.16 acres) is considered prime farmland.

### *Biological*

- The Project is located within the Northeast River Watershed (8-digit watershed).
- The Project is not located within a Tier II watershed or in the vicinity of a Maryland Wild and Scenic River and is not located within the Chesapeake Bay Critical Area.
- The Applicant conducted an aquatic resource investigation in 2023 and identified one unnamed intermittent stream and three wetlands on the Project site that will be avoided and buffered. Also identified was a perennial creek (North East Creek) that crosses the eastern property boundary but is outside of the Project area. The Applicant proposes to maintain a 110-foot buffer from the Project area.
- The Applicant consulted with the Maryland Department of Natural Resources, Wildlife and Heritage Service (DNR-WHS) which had no records of State or Federal RTE Species in the Project area, no specific concerns regarding potential impacts and no recommendations for protective measures.
- The US Fish and Wildlife Service's (USFWS) IPaC system identified potential habitat for the endangered Northern Long-eared Bat, Bog Turtle and Monarch Butterfly. After consultation, the USFWS indicated there were no critical habitats within the Project area and therefore "no effect".
- The Applicant intends to use native grass and pollinator species in its groundcover plantings.

### *Noise Impacts*

- The Applicant's ERD states that the closest residential dwelling is approximately 565 feet away from the closest proposed equipment pad.

### *Visual Impacts*

- The Applicant has agreed to use existing vegetation, additional landscape screening and a fence in conformance with Cecil County requirements to mitigate visual impacts.

### *Cultural Resource Impacts*

- There are no state or national historic listings for the Site. The Applicant submitted a Project Review Request to the Maryland Historical Trust (MHT) on March 26, 2024. MHT responded in a letter dated April 12, 2024 that the Project will have no effect on historical properties.

### *Public Safety and Transportation*

- During operation, the Project will not generate significant traffic impacts.
- Construction traffic will utilize the proposed access driveway from Bouchelle Road for ingress and egress. No overweight or oversized loads are anticipated. Any damage to local roadways will be monitored by the Applicant and restored in accordance with County requirements and standards.
- The Federal Aviation Administration (FAA) Notice Criteria Tool noted that the Project does not exceed notice criteria, and no further notification is required. The Maryland Aviation Administration's (MAA) review of potential glare impacts associated with the Project determined the Project is not an obstruction or hazard to air navigation.

### *Economic and Fiscal*

- The Project will have a positive effect on the local economy from construction worker payrolls and subsequent consumption expenditures, local purchases of common construction materials, tax revenues, and associated multiplier effects.
- The Applicant states the capital cost to construct will be approximately fifteen million (\$15M) and the Project will create around 70 design, management and construction jobs. The Applicant estimates 30-50 direct temporary construction jobs, two to six long-term general site maintenance jobs and 16 induced jobs.

### *Greenhouse Gas Emissions Avoided*

- PPRP performed the EPA Avoided Emissions and Generation Tool (AVERT) analysis and the results estimate the displacement of 6,370 tons of carbon dioxide (CO<sub>2</sub>) emissions in the Mid-Atlantic Region and the displacement of 340 tons of CO<sub>2</sub> emissions in Maryland annually.