

Note:  
This summary was last updated on  
**November 10, 2025**  
For current information, follow this link:  
[PSC Docket Case #9810](#)

**Waller Road Solar 1**  
**29307 Waller Road and 0 Foskey Lane,**  
**Delmar, MD 21875 (Wicomico County)**  
[PSC Case #9810](#)

Note:  
This summary is based on  
information provided in the CPCN  
Application filed with the PSC on  
**August 27, 2025**, and  
supplemental filing on **November**  
**7, 2025**, which is subject to change  
and has not yet been fully reviewed  
by PPRP.

**CPCN Timeline**

**CPCN Application filed on August 27, 2025**  
**Applicant's Filed Direct Testimony Due: January 13, 2026**  
**1<sup>st</sup> Public Hearing (Virtual): January 21, 2026**  
**Intervenors' Direct Testimony Due: June 5, 2026**  
**2<sup>nd</sup> Public Hearing: June 15, 2026**  
**Settlement Status Update: July 21, 2026**  
**PSC Evidentiary Hearing (if settlement is reached): July 28, 2026**

**Project Location:**

Project Waller Road Solar 1 (Project) will be located on a portion of a larger property, totaling approximately 66 acres, located at Foskey Lane in Delmar, Maryland (Figure 1). [Google Map Link](#). Per the Applicant, the approximate limit of disturbance (LOD) for the Project will be 34 acres.

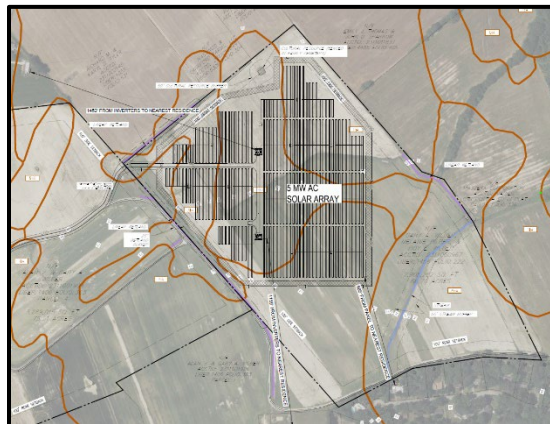
**Project Overview:**

Waller Road Solar 1, LLC (Applicant) has applied for a CPCN to construct a 5.0 MW AC solar array in Wicomico County.

Project components include:

- Approximately 12,312 photovoltaic (PV) solar modules ground-mounted on a single-axis tracking system;
- Interconnection equipment: connection to the existing 12.47 kV feeder line located on Waller Road, which connects to Delmarva's substation;
- 20 string inverters; and
- 2 equipment pads.

**Figure 1. Project Location**



**Source: Waller Road Solar 1, LLC CPCN Application (Supplemental Filing)**

**Site Description**

The parcel that comprises the Project site mainly consists of agricultural fields that have been used for agricultural purposes. The entire Project area is considered prime farmland. Surrounding land uses include agricultural and commercial lands as well as some scattered residential properties. The Project parcel is located within the Town's Transitional (TT) Zoning District. According to the applicant's petition, the Project is classified as a utility-scale solar facility, which is permitted by right within the TT District, subject to approval by the Public Service Commission (PSC).

The Project is a Community Solar Energy Generating System and will deliver all its output to Maryland residents via the Delmarva Power (Delmarva) 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 23A3067780006745 for 5.0 MW. The Applicant submitted an interconnection application to Delmarva, and the Technical Review has been completed.

**Impact Assessment Highlights**

**Biological**

- Non-rooftop disconnection credits, grass swales, and infiltration basins will be used to satisfy MDE stormwater management requirements.

- The Applicant's November 13, 2024, pre-application summary from MDE Nontidal Wetland Division and Waterway Construction Division indicates that any impacts to the wetlands or associated 25' buffer would require a routine Letter of Authorization.
- The Applicant's Environmental Review Document (ERD) indicates that there are two linear wetlands and one intermittent stream identified on the Project site. The Project will require the submission of a Joint Permit Application to MDE and the Army Corps of Engineers due to disturbance of the linear wetland for the access drive crossing.
- The Applicant's ERD states that the Project will not impact any conservation easements.
- The Project was reviewed by the Maryland Department of Natural Resources Wildlife Heritage Service (DNR WHS) and the U.S. Fish and Wildlife Service (USFWS) via the IPaC system. Both agencies provided responses concluding that the Project area does not include habitat for rare, threatened, or endangered (RTE) species.
- The ERD states that the Applicant intends to apply for the Maryland Pollinator-Friendly Solar Facility Designation.
- The Applicant's Concept Site Plan indicates that the Project will add approximately 1.54 acres of impervious area.
- The Project site is not located within a Tier II watershed.
- The Applicant states that the Project is not located in a critical area.
- The Project will impact approximately thirty-four acres of prime farmland.

#### *Noise Impacts*

- The ERD states that sound levels from construction activities are not anticipated to be higher than usual, and the noise impacts from normal solar facility operations are considered negligible.
- The Applicant's ERD states that the inverters were determined to have the most potential for noise production during solar facility operation. The closest nonparticipating residential reception area to the equipment pad, which contains the inverters, is approximately 1,159 feet away.

#### *Visual Impacts*

- The Project will be enclosed by a security fence with a minimum height of 7 feet. The Applicant plans to install a 30-foot landscape buffer along the perimeter of the LOD to mitigate visual impacts on neighbors.
- The Applicant's glare study predicts a small amount of green glare on one stationary receptor near the Project Site.

#### *Cultural Resource Impacts*

- The Maryland Historical Trust (MHT) identified a cemetery over 50 years old on the property. The Applicant will ensure all conditions detailed by MHT are met.

#### *Public Safety and Transportation*

- The Applicant utilized the Federal Aviation Administration (FAA) Notice Criteria Tool to determine that the Project does not exceed notice criteria. The Maryland Aviation Administration (MAA) Project Locator determines that the Project is within 3 miles of Bennett Airport. MAA indicates in its March 6, 2025 letter that the Project is not an obstruction or hazard to air navigation.
- The Site is accessible from Waller Road via a 75-acre parcel to the west, located at 29307 Waller Rd, Delmar, Maryland.
- The Applicant's ERD indicates that during construction of the Project, daily traffic to the site may include tractor-trailers, miscellaneous construction equipment, and personnel vehicles. To the extent possible, construction traffic will minimize land disturbance within the Limit of Construction. During operation, traffic will mostly be limited to maintenance crews for seasonal mowing and maintenance for any operational issues.
- The Applicant states that the Project will include a perimeter road for emergency vehicle access or other access lanes as approved by the State and/or County Fire Marshal.

#### *Economic and Fiscal*

- The Applicant's ERD states that the Project will require approximately 36 direct and 12 indirect jobs during construction. Following construction, the Project will generate approximately one to two long-term general site maintenance jobs.
- The Applicant anticipates over \$2.79 million of County tax benefits and \$210,000 of State tax benefits over the operational term of the Project.

#### *Greenhouse Gas Emissions Avoided*

- The Applicant indicates that the Project would reduce carbon dioxide (CO<sub>2</sub>) emissions by approximately 340 tons per year (tpy) and 6,370 tpy in Maryland and the Mid-Atlantic region, respectively.