Note:
*This summary was last updated on **March 11, 2026***
For current information, follow this link: PSC Docket Case #9814

Bessie Clemson Rd. Solar
9160 Bessie Clemson Road
Union Bridge, MD 21791 (Frederick County)

PSC Case #9814

PPRP Case Manager: Chris Aadland

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

CPCN Timeline

CPCN Application filed on September 22, 2025
Applicant's Filed Direct Testimony: February 13, 2026
1st Public Hearing (Virtual): February 23, 2026
Intervenors' Direct Testimony Due: July 16, 2026
2nd Public Hearing: July 22, 2026
PSC Evidentiary Hearing (if settlement is reached): September 8, 2026

Project Location:

The Bessie Clemson Road Solar Project (Project) will be located on a 64.12 acre parcel within the limits of the City of Union Bridge, Maryland (Figure 1). Google Map Link. Per the Applicant, the approximate limit of disturbance (LOD) for the Project will be 47.31 acres.

Figure 1. Project Location

Source: Google Maps

Project Overview:

Bessie Clemson Road Solar LLC (Applicant) has applied for a CPCN to construct a 5.0 MW AC solar array in Frederick County.

Project components include:

- 15,000 (estimated) photovoltaic (PV) modules ground-mounted on a single axis tracking system.
- Interconnection equipment: connection to existing Mt. Airy- Carroll 34.5kV line:
- 20 string inverters; and
- Two transformers.

Site Description

The Project site consists of two (2) agricultural fields separated by a swale feature. An unnamed paved road, transecting the eastern portion of the subject property, affords access to the subject property. Oldfield Branch transects the eastern access drive, flowing generally from north to south.

Adjacent Area Uses North, east and west: Agricultural land and farmsteads, followed by some residential properties to the south. The project will not impact on any acres of prime farmland. The Project is in the County's Agricultural/ Rual Zoning District.

The Project is a Community Solar Energy Generating System and plans to interconnect to the Potomac Edison electric distribution grid. At the time of its CPCN application submittal, the Applicant was approved as a subscriber organization by the PSC for 5 MW AC and had received conditional approval for its interconnection application from Potomac Edison/ First Energy.

Impact Assessment Highlights

Biological

- The Applicant's ERD states there are no jurisdictional waters of the U.S. or waters of the State, although a perennial stream (Oldfield Branch) transects the eastern access drive, flowing generally from north to south.
- The Applicant states there are no Protected Lands, Critical Areas, or DNR Focal Areas at the property per Maryland's Environmental Resource & Land Information Network (MERLIN) and there are no potential habitats for Forest Interior Dwelling Species (FIDS).
- The Applicant's Wetland Delineation Study (Appendix 12 of the Applicant's ERD) states "approximately two hundredths (0.02) of an acre of potentially jurisdictional wetlands and approximately one hundred forty-seven (147) linear feet of potentially jurisdictional streams on the property.

MARYLAND DEPARTMENT OF NATURAL RESOURCES

- The Applicant included a Simplified Forest Stand Delineation (FSD) Plan which states that except for a few isolated trees on the border of the LOD no tree clearing is proposed.
- The Applicant indicates that the subject property is not in a Tier II High Quality Waters Catchment.
- The Applicant consulted with the Maryland Department of Natural Resources (DNR), and DNR determined that there are no official records for State or Federal listed candidate, proposed, or rare plant or animal species within the project area.
- The U.S. Fish and Wildlife Service (FWS) resource list identifies one proposed federally threatened species, the monarch butterfly (*Danaus plexippus*). The applicant states that the project will not involve tree clearing, so no effect determination is appropriate.
- A Phase I Environmental Site Assessment (ESA) was performed for the property, and no Recognized Environmental Conditions (RECs) were identified.
- The ERD states that the total impervious area for this Project will be limited to the piles supporting the panels, two concrete equipment pads, and the aggregate access road.

Noise Impacts

- The Applicant's ERD states that the maximum noise is expected to be produced during construction. Post construction, most noise generated from the electrical equipment on the project site will be from the transformer and inverters. The closest off-site residential property is approximately 400 feet from the Project switch yard. Noise levels experienced by the closest residences will be well below the standards allowed for daytime maximum noise levels for operational noise of 75 A-weighted decibels (dBA) for industrial land use.

Visual Impacts

- The Project will be enclosed and protected by a seven (7) foot tall security fence.
- The Applicant is not planning to alter any existing tree cover that already exists as natural screening. Additionally, the Applicant is proposing a 30-foot-wide landscape buffer surrounding the entire project site.
- Using the Solar Glare Analysis Hazard Tool, no glare is predicted for any of the seven (7) road segments or three (3) private drives, or for the fifty-nine (59) structures (primarily houses) included in the analysis.
- Ten airports occur within the 10-mile radius of the Project Site. Three J Airport and Willows Landing Airport are found within 3 nautical miles of the site. The Applicant utilized the Solar Glare Analysis Hazard Tool including the Federal Aviation Administration (FAA) 2013 Policy Adherence component, to analyze glare impacts on pilots and air traffic control towers in the area and determined that no glare is predicted to any approach paths to any of the five (10) airports.

Cultural Resource Impacts

- The Applicant's ERD states that the Maryland Historical Trust has determined that no historic properties will be affected by this Project.

Public Safety and Transportation

- Site access will be provided via an extension from an existing entrance to Bessie Clemson Road. During the local site plan review process, the Applicant will consult with the State Fire Marshall to ensure health and safety requirements are met. During construction, major material and equipment will be delivered by tractor-trailers and offloaded by construction vehicles. The Applicant will schedule deliveries during appropriate times and consider school bus pickup/drop-off times and identify an appropriate route for construction traffic and deliveries.

Economic and Fiscal

- The Applicant states that during construction the Project will create approximately twenty 40.5 direct jobs, 14.4 indirect jobs and 10.2 induced jobs at the height of construction. After construction approximately 2.2 local jobs will be supported annually for the life of the project.
- The Applicant indicates that The Project is projected to generate more than $3,988,000.00 in tax revenue for Frederick County over the life of the Project.

Greenhouse Gas Emissions Avoided

- Based on the EPA calculator, the project will offset approximately 340 tons of carbon dioxide emissions in Maryland and 6,370 tons of carbon dioxide emissions in the PJM area annually.