Note:
This summary was last updated on
February 3, 2026
For current information, follow this link:
PSC Docket Case #9824

Hemlock Lane Solar 1
0 Hemlock Lane, Westminster, Maryland 21157 (Carroll County)
PSC Case #9824

Note:
This summary is based on information provided in the CPCN Application filed with the PSC ***on October 23, 2025****, and* ***supplemental filing on December 18, 2025****, which is subject to change and has not yet been fully reviewed by PPRP.*

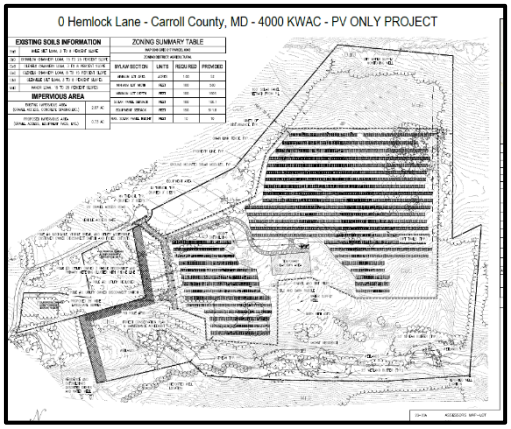
CPCN Timeline

CPCN Application filed on October 23, 2025
Applicant's Filed Direct Testimony Due: May 12, 2026
Intervenors' Direct Testimony Due: November 12, 2026
2nd Public Hearing: Week of November 16, 2026
Settlement Status Update: December 18, 2026
PSC Evidentiary Hearing (if settlement is reached): January 7, 2027

Project Location:

Project Hemlock Lane 4.0 MW AC Solar Project (Project) will be located on a portion of a 51.9- acre parcel in Westminster, Maryland (Figure 1). Google Map Link. Per the Applicant, the approximate limit of disturbance (LOD) for the Project will be 23.4 acres.

Figure 1. Project Location



Source: Hemlock Lane Solar 1, LLC CPCN Application

Project Overview:

Hemlock Lane Solar 1, LLC (Applicant) has applied for a CPCN to construct a 4.0 MW AC solar array in Carroll County.

Project components include:

- Approximately 10,088 photovoltaic (PV) solar modules ground-mounted on a fixed-tilt system;
- Interconnection to the electric distribution grid via an existing Baltimore Gas and Electric(BGE)'s 33 kV feeder line to the utility substation;
- 16 string inverters; and
- 1 equipment pad.

Site Description

The parcel that comprises the Project site mainly consists of gravel roads, dirt trails, a concrete staging area, and agricultural land that has been used as a landscape plant nursery. The LOD contains approximately 7.6 acres of prime farmland. Surrounding land uses include woodlands and residential structures to the north, farmlands and woodlands to the east and south, and Hemlock Lane, farmlands and woodlands to the west. The Project parcel is located within Agricultural Zoning Districts in Carroll County. Per the local zoning regulations, a Community Solar Energy Generating System is not permitted within the Agricultural District.

The Project is a Community Solar Energy Generating System and will deliver all its output to Maryland residents via the BGE 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 24A3141100007790 for 4.0 MW. The Applicant received conditional interconnection approval from BGE on July 2, 2025.

Impact Assessment Highlights

Biological

- Non-rooftop disconnection credits will be used to satisfy MDE stormwater management requirements.
- The Applicant's Wetland Report indicates that there are five non-tidal wetlands and one upper perennial stream on the Project property, but outside of the LOD. The Applicant states that the Project will not impact non-tidal

wetlands, streams, or their associated buffers. MDE confirmed that no authorization from the Nontidal Wetland Division is required in a letter dated July 31, 2025.

- The Applicant consulted with the Maryland Department of Natural Resources, Wildlife and Heritage Service (DNR-WHS), and the U.S. Fish and Wildlife Service (USFWS) for records of Rare, Threatened, or Endangered (RTE) Species. The agencies determined that the Project would have no effect on the RTE species.
- The Applicant's Concept Site Plan indicates that the Project will add approximately 0.73 acres of impervious area.
- The Project site is located within a Tier II watershed for the North Branch Patapsco River. However, MDE determined that the Project does not require additional Tier II Antidegradation Review.
- There is one forest conservation easement in the southwest area of the Project site, where the proposed landscape buffer extends into it, but has no impact on the easement. The Applicant's ERD states that no forested areas will be cleared as part of the Project.
- The Project is not located in a critical area or in the vicinity of the Maryland Wild and Scenic River.

Noise Impacts

- The Applicant's ERD states the electrical equipment is located at a minimum of 150' from the property line, and the closest non-participating dwelling is approximately 1,500' from the solar generating station. The Applicant concludes that the noise impacts from the normal solar facility operations are considered negligible.

Visual Impacts

- The Project will be enclosed by a security fence with a minimum height of 7 feet.
- The Applicant proposes to use the existing tree cover that is present along the northern and southern sides of the site to mitigate visual impacts for the neighbors. The Applicant plans to install a 35-foot landscape buffer on the western sides and to include supplemental trees to the existing vegetation along the eastern sides of the Project.
- The Applicant's glare study predicts green glare on Hemlock Lane, six private driveways and farm lanes, and one stationary receptor. No yellow glare is predicted.

Cultural Resource Impacts

- The Maryland Historical Trust (MHT) has determined that no historic properties will be affected by the Project.

Public Safety and Transportation

- The Applicant states that the Project is not located near any major airports. Additionally, the Applicant utilized the Federal Aviation Administration (FAA) Notice Criteria Tool and the Maryland Aviation Administration (MAA) Project Locator to determine that the Project location does not exceed notice criteria, is not within an Airport Zoning District, and no further action is required.
- The Applicant proposes one access point to the site along Hemlock Lane.
- 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. A staging area will be utilized for unloading equipment and materials. During operation, traffic will mostly be limited to maintenance crews for seasonal mowing and maintenance for any operational issues.
- The Applicant states that it will take photographs of the affected roads prior to the start of construction, and any unexpected damage will be repaired.

Economic and Fiscal

- The Applicant's ERD states that the Project will employ approximately 20 direct and 6 indirect jobs during construction. Following construction, the Project will generate approximately one long-term maintenance job.
- The Applicant indicates that the Project includes a capital cost of up to $9.6 million and estimates that state and county tax revenues will be approximately $3.0 million and $200,000, respectively, over the operational term of the Project.
- will provide a total of approximately $1.7 million - $2.4 million in total tax revenue to the State and County over the course of its lifetime.

Greenhouse Gas Emissions Avoided

- The Applicant indicates that the Project would reduce carbon dioxide (CO_2) emissions in the Mid-Atlantic region by approximately 5,100 tons per year.