

Note:
This summary was last
updated on **March 11, 2026**
For current information,
follow this link: [PSC Docket](#)
[Case #9826](#)

**Soltage Berlin Solar
Rt-818
Berlin, MD 21817 (Worcester County)**
[PSC Case #9826](#)
PPRP Case Manager: Chris Aadland

Note:
This summary is based on
information provided in the
CPCN Application filed with
the PSC on **October 28,**
2025, which is subject to
change and has not yet
been fully reviewed by
PPRP.

CPCN Timeline

CPCN Application filed on October 28, 2025
Applicant's Filed Direct Testimony: February 24, 2026
1st Public Informational Meeting (Virtual): March 3, 2026
Intervenors' Direct Testimony Due: June 18, 2026
2nd Public Hearing: June 22, 2026
PSC Evidentiary Hearing (if settlement is reached): August 11, 2026

Project Location:

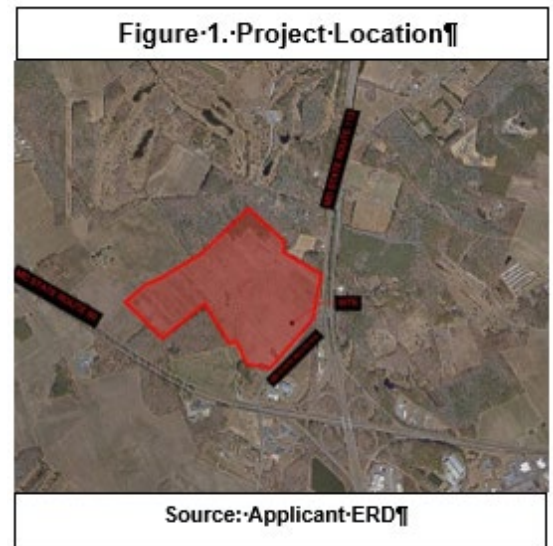
The Soltage Berlin Solar Project (Project) will be located on two parcels totaling approximately 157 acres within the limits of the City of Berlin, Maryland (Figure 1). [Google Map Link](#). Per the Applicant, the approximate limit of disturbance (LOD) for the Project will be 112.84 acres.

Project Overview:

Soltage MD DevCo, LLC and Berlin Living, LLC (Applicants) have applied for a CPCN to construct 6 co-located solar photovoltaic generating facilities totaling 18.0 MW AC in Worcester County.

Project components include:

- Photovoltaic (PV) modules will be on a ground-mounted on a single axis tracking system;
- Interconnection equipment: A portion of the Projects will interconnect to Delmarva Power via an existing electric pole-mounted distribution circuit on MD Route 818. The remainder of the Projects will interconnect to Delmarva Power's Worcester Substation at 9559 Old Ocean City Boulevard via an express feeder to be installed by Delmarva Power;
- 10 equipment pads and 72 string inverters;



Site Description

The Project site consists of two (2) parcels consisting of agricultural fields (corn) separated by the Kitts Branch Public Drainage Association drainage ditch.

Adjacent Area Uses

The adjacent properties are primarily agricultural land, farmsteads and forested areas, with a church being located at the southern end of the Project location. Approximately 12.9% of the Project site is comprised of prime farmland. Both parcels are zoned by the county as M-1A- Industrial.

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

Impact Assessment Highlights

Biological

- The Applicant's ERD states there is one jurisdictional water of the U.S. Kitts Branch which is part of the Public Drainage Association drainage ditch system.
- 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).

- The Applicant's Wetland Delineation Study indicates that the Projects will not impact any non-tidal wetlands or their associated buffers. The applicant's ERD states that "there are streams in the vicinity of the project: Kitts Branch, Tributary No. 1, and Tributary No. 2". The Project proposes implementing culverts or low water crossings over the streams in two locations.
- The Applicant included a Simplified Forest Stand Delineation (FSD) Plan which states that 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. However, they indicate that there is a record for the state rare Rough Flat Sedge (*Cyperus retrofractus*) documented within close proximity to the project site.
- The U.S. Fish and Wildlife Service (FWS) resource list identifies one proposed federally threatened species, the monarch butterfly (*Danaus plexippus*), and certain migratory birds as species that could potentially be present. 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.

Noise Impacts

- The Applicant's ERD states that the noise level of the transformers and inverters will be approximately 73dBA at 1 meter and 67dBA at 3 meters. The closest off-site residential property is approximately 240 feet from the nearest equipment pad. The resulting noise level at the property line will be significantly lower than the regulated allowed daytime maximum noise levels for operational noise of 67dBA for commercial land use.

Visual Impacts

- The Project will be enclosed and protected by a seven (7) foot tall agricultural style fence.
- The Applicant is not planning to alter any existing tree cover that already exists as natural screening. Additionally, the Applicant is proposing a 20- 35-foot-wide landscape buffer in areas without an existing trees.
- The applicant conducted a desktop glare analysis using the industry standard Forgesolar Glare tool which indicated that all seven observation points, all four driving routes, the helipad observation point and Flight Path 2 analyzed, had no glare at any time. Flight path one at the Bunting's Field-4md1 was predicted to receive 22.9 green glare and 27.2 hours yellow glare annually. Using the Federal Aviation Administration (FAA) Notice Criteria Tool, the analysis found that the Project site does not exceed Notice Criteria. In addition, The Maryland Aviation Administration Airspace Analysis screening tool was also utilized and the output determined that the Project Site is not within an Airport Zoning District, and no further action is required.
- The Applicant's ERD states that after reaching out to the Maryland Historical Trust they indicated that the projects would have no adverse effect on historic properties and that there are no recorded architectural resources within the Project site.

Public Safety and Transportation

- Throughout the permitting and design process, the Applicants will consult with the State and Worcester County Fire Marshal's office to meet safety requirements. During construction, major material and equipment will be delivered by tractor-trailers and offloaded by construction vehicles. Construction vehicles will access the site from either MD Route 50 or MD Route 113 via one stabilized construction entrance located on Main Street (MD Route 818). The Applicant would schedule deliveries to avoid peak travel times.

Economic and Fiscal

- The Applicant states in their ERD that during construction the Project will create approximately 73 direct jobs and 26 indirect jobs. After construction approximately 2 direct and 2 indirect jobs will be supported annually for the life of the project.
- The Applicant indicates that The Project is projected to generate more than \$9.5 million in tax revenue for Worcester County over the life of the Project and impact local residential subscribers by providing 5-15% savings on electric bills when compared to Delmarva Power rates.

Greenhouse Gas Emissions Avoided

- Based on the EPA calculator, the project will offset approximately 22,940 tons of carbon dioxide annually in the Mid-Atlantic Region. This equates to approximately 573,500 tons reduction or carbon dioxide emissions over the Project's anticipated 25 year life cycle.