

Note:  
This summary was last updated on  
**Feb. 14 2022.**  
For current information, follow this link:  
[PSC Docket Case #9675](#)

# WAYPOST SOLAR Near Kane Crossroads (Caroline County) [PSC Case #9675](#) PPRP Case Manager: Fred Kelley

Note:  
This summary is based on  
information provided in the CPCN  
Application filed with the PSC on  
**January 20, 2022** which is subject to  
change and has not yet been fully  
reviewed by PPRP

## **CPCN Timeline** **CPCN Application filed on January 20, 2022** **Pre-Hearing Conference: TBD**

### **Project Location:**

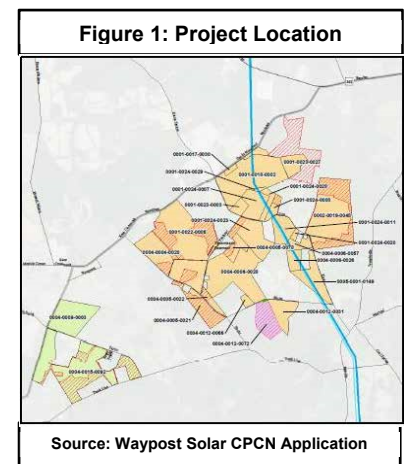
The Waypost Solar Project (Project) will be located on up to twenty-six parcels and total approximately 1,323 acres, near Kane Crossroads, Maryland (Figure 1) in Caroline County. [Google Map Link](#) Per the Applicant, the approximate limit of disturbance (LOD) for the Project will be 495 acres.

### **Project Overview:**

Waypost Solar, LLC (Applicant) has filed for a [CPCN](#) to construct a 92 MW AC solar array in northern Caroline County, as well as a 20 MW AC (80 MWh) battery energy storage system (BESS).

Project components include:

- Approximately 200,000 photovoltaic (PV) modules mounted on a rotating single axis tracking system;
- Interconnection equipment;
- 25 power stations (each with 1 inverter and 1 AC transformer);
- 1 onsite substation and switchyard; and
- Each BESS unit will consist of a low voltage/medium voltage transformer, bidirectional inverter, battery containers, battery racks and Lithium Iron Phosphate battery modules.



### **Site Description**

The Applicant has contracted with the owners of the Project site to either enter into a long-term lease or purchase all twenty-six parcels. All parcels within the Project site are zoned Rural ("R"). Caroline County requires all Large-Scale Solar Energy Systems on Rural zoned properties to apply for and receive Special Use Exception (SUE) approval to ensure that they meet the siting, setback, height, screening and other design standards in the Caroline County Code. In addition, Caroline County Solar Ordinance restricts commercial solar projects to occupying a maximum of 2,000 acres of farmland within the county. The Applicant has indicated that the Project is within the county's 2,000 acre limit and that the Project has been designed to comply with the required design standards in the Caroline County Code and zoning ordinance. The Project site primarily consists of agricultural fields, with intermittent areas of forest and wetlands. Surrounding land uses include agricultural, forested, and residential areas. The Project will interconnect to the Church–Steele 138 kV transmission line, which transects the Project site, via a new onsite substation and interconnecting switchyard.

### **Impact Assessment Highlights**

#### *Biological*

- The Project site is located in the Upper Choptank River watershed. The Project site is also within a Tier II catchment area, with the closest Tier II stream approximately six miles from the site. A Tier II Determination of Exemption has been received from the Maryland Department of the Environment (MDE).
- The Applicant completed a wetland delineation between April 1st, 2021 and May 6th, 2021 and delineated 54 wetlands (22.73 acres), eight streams (23,848 feet), and 39 jurisdictional ditches (23,460 feet).

- All forested areas are located along the fringe of the Project parcels and will be excluded from the LOD. Additionally, a 35-foot buffer has been established along the fringe of the LOD at the dripline of trees. However, approximately four to five acres of free-standing trees will be removed from the Project site.
- The Project has been designed to avoid identified wetlands, streams, and agricultural ditches. The LOD includes the establishment of a 35-foot buffer around all jurisdictional wetlands, a 100-foot buffer around all designated blue line streams, and a 15-foot buffer around all confirmed agricultural ditches. MDE's Nontidal Wetlands Program and Waterways Construction Division has confirmed that impact to jurisdictional waters has been avoided and the majority of wetlands, streams, and agricultural drainage ditches have been avoided.
- The Project includes five culvert crossings of jurisdictional nontidal wetland ditches and two crossings of non-jurisdictional agricultural ditches. The Applicant states they will apply for a Joint Federal/State Application for the Alteration of Any Floodplain, Waterway, Tidal or Nontidal Wetland in Maryland with MDE for the five culvert crossings of jurisdictional nontidal wetland ditches.
- The Applicant has consulted with US Fish & Wildlife Service, who has determined that there are no critical habitats, refuge lands, or fish hatcheries within the Project area. The Applicant also consulted with Department of Natural Resources' Wildlife & Heritage Services, who determined that there are areas of potential concern for impacts to rare, threatened, and endangered species within the Project site including mussel, fish, and insect species. These areas are within the wetlands proposed to be avoided by the LOD, and the Applicant has stated that the Project sediment and erosion control plans will incorporate appropriate perimeter controls at or near the LOD to avoid impact to these areas. The Applicant has stated that if a rare, threatened, or endangered species identified by DNR is found, the Applicant will consult with DNR.
- The Project site lies outside of the Chesapeake Bay Critical Area.

#### *Visual Impacts*

- The Applicant indicates that the Project will be buffered using natural woodlands and vegetative buffers. These buffers will screen visibility of the Project to nearby neighbors. The Applicant is proposing three landscape screening options for the perimeter of the Project site, depending on proximity to roads and residences. All three options will be 20-feet wide and will be comprised of different mixes and density of trees, shrubs, pollinators, and other planting materials.
- The Applicant has conducted a glare analysis and determined that there will be no glare effects to any nearby airports associated with the Project. The Applicant has identified the following nearby airports: Whalen Field, Flying Acres Airport, Saxon Farm Airport, Church Hill Airport, Centreville Airport, and Jenkins Airport. No glare impacts to nearby residences or roadways are anticipated.

#### *Public Safety and Transportation*

- During construction, equipment will be delivered by tractor-trailers and offloaded by construction vehicles. The Applicant has stated it will adopt appropriate safety standards during construction and will consider school bus pickup/drop-off times when scheduling deliveries. After construction, traffic will mostly be limited to maintenance crews for seasonal mowing and vegetation maintenance as well as quarterly to yearly maintenance of the solar array components.
- The Project will include perimeter access roads as approved by the State Fire Marshall. The Project will be enclosed within a chain-link fence with numerous access gates. The Project will include Knox-box entry at all gates to allow access to emergency and fire equipment.

#### *Economic and Fiscal*

- The Applicant estimates that the Project will create approximately 150-200 design, management, and construction jobs at the height of construction during the period estimated March 2023 to October 2023. The Applicant indicates that the Project represents a capital investment of approximately \$142 million.

#### *Cultural & Aesthetic*

- The Maryland Historical Trust (MHT) has conducted a preliminary review of the Project site and has requested the Applicant conduct a Phase I archaeological survey on 16 of the 26 Project parcels, and also requested a historical architectural survey be completed for the Project site and Area of Potential Effect (APE).

#### *Greenhouse Gas Emissions Avoided*

- The Project is expected to reduce greenhouse gas emission levels during its operational life through displacing fossil fuel generators.