

Begin forwarded message:

From: John Hartline <jhartline@tccsmd.org>
To: "Benjamin H. Grumbles (ben.grumbles@maryland.gov)" <ben.grumbles@maryland.gov>
Cc: "devan.dodson@maryland.gov" <devan.dodson@maryland.gov>, "Gary.setzer@mayland.gov" <Gary.setzer@mayland.gov>, "Todd B Morgan (TODD.B.MORGAN@saic.com)" <TODD.B.MORGAN@saic.com>
Subject: FW: Mark Fisher and Matt Morgan asked me to look into the two solar projects in Charles County at the last meeting

Secretary Grumbles,

I would like to thank you for taking a few minutes to become familiar with this issue. Please, notice Georgetown University is the sponsor of one of these projects with an area of disturbance of 227 acres in rural Charles Counties non-development zone. I was happy to find out you already had some knowledge about the project.

I am sending you the email thread that the Council Board asked me to research for the TCCSMD. This information came out of the zoning exception approval.

Delegate Fisher and Delegate Morgan asked for the report because they were expressing policy concerns about clear cutting forested hilly land to place solar panels while we have not fully utilized roof tops in urban areas.

John H

From: John Hartline
Sent: Friday, December 21, 2018 12:57 PM
To: Morgan, Todd B. <TODD.B.MORGAN@saic.com>; Brian Raines <brian@calvertdesigngroup.com>; Brian Raines <bnraines@gmail.com>; Debra Davis <david@d@charlescountymd.gov>; Edith Patterson <edith1145@aol.com>; Edith Patterson <Edith.Patterson@house.state.md.us>; Ellen Flowers-Fields (EFlowers-Fields@csmd.edu) <EFlowers-Fields@csmd.edu>; Helen Wernecke <helen.wernecke@mcnelisgroup.com>; Mark N. Fisher <towers@erols.com>; Mark N. Fisher <mark.fisher@house.state.md.us>; Matt Morgan <jmattmorgan@gmail.com>; Matt Morgan <Matthew.Morgan@house.state.md.us>; Steve Weems <wemyssliquors@comcast.net>; Steven Weems <weemssr@co.cal.md.us>; Todd Morgan <todd.morgan@stmarysmd.com>
Cc: Yolanda Hipski <yhipski@tccsmd.org>; Pat Haddon <phaddon@tccsmd.org>
Subject: RE: Mark Fisher and Matt Morgan asked me to look into the two solar projects in Charles County at the last meeting

Delegate Morgan,

The staff report for BOA 1390 indicates that the property owner is James B. Busler, et al., 4750 Robin Road, La Plata Md and Steve Scott, Trustee, 204 Washington Ave Suite 200, La Plata Md. **The applicant is listed as a Contract Purchaser identified as MD Solar 1, LLC, a Delaware limited liability company. Page 5 of the report indicates there is a Power Purchase Agreement (PPA) with Georgetown University in Washington DC as the power purchaser.**

The staff report for BOA 1391 indicates that the property owner is Ripley Road Limited Liability, 12711 Parker Lane, Clinton Md and St Mary's Catholic Church/Archbishop Wuerl 13401 Piscataway Road, Clinton Md. The applicant is listed as a **Contract Purchaser identified as MD Solar 2, LLC, a Delaware limited liability company. Page 5 of the report indicates that the project has entered into a Power Purchase Agreement with SMECO as the power purchaser.**

John H

From: Morgan, Todd B. <TODD.B.MORGAN@saic.com>

Sent: Friday, December 21, 2018 11:42 AM

To: John Hartline <jhartline@tccsmd.org>; Brian Raines <brian@calvertdesigngroup.com>; Brian Raines <bnraines@gmail.com>; Debra Davis <david@d@charlescountymd.gov>; Edith Patterson <edith1145@aol.com>; Edith Patterson <Edith.Patterson@house.state.md.us>; Ellen Flowers-Fields (EFlowers-Fields@csmd.edu) <EFlowers-Fields@csmd.edu>; Helen Wernecke <helen.wernecke@mcnelisgroup.com>; Mark N. Fisher <towers@erols.com>; Mark N. Fisher <mark.fisher@house.state.md.us>; Matt Morgan <jmattmorgan@gmail.com>; Matt Morgan <Matthew.Morgan@house.state.md.us>; Steve Weems <wemyssliquors@comcast.net>; Steven Weems <weemssr@co.cal.md.us>; Todd Morgan <todd.morgan@stmarysmd.com>

Cc: Yolanda Hipski <yhipski@tccsmd.org>; Pat Haddon <phaddon@tccsmd.org>

Subject: Re: Mark Fisher and Matt Morgan asked me to look into the two solar projects in Charles County at the last meeting

Importance: High

who owns the parcels?

Sent from SAIC

----- Original Message -----

From: John Hartline <jhartline@tccsmd.org>

Date: Fri, Dec 21, 2018, 11:29 AM

To: Brian Raines <brian@calvertdesigngroup.com>, Brian Raines <bnraines@gmail.com>, Debra Davis <david@d@charlescountymd.gov>, Edith Patterson <edith1145@aol.com>, Edith Patterson <Edith.Patterson@house.state.md.us>, "Ellen Flowers-Fields (EFlowers-Fields@csmd.edu)" <EFlowers-Fields@csmd.edu>, Helen

Wernecke <helen.wernecke@mcnelisgroup.com>,"Mark N. Fisher"
<towers@erols.com>,"Mark N. Fisher" <mark.fisher@house.state.md.us>,"Matt Morgan
<jmattmorgan@gmail.com>,"Matt Morgan
<Matthew.Morgan@house.state.md.us>,"Steve Weems
<wemyssliquors@comcast.net>,"Steven Weems <weemssr@co.cal.md.us>,"Morgan,
Todd B." <TODD.B.MORGAN@saic.com>,"Todd Morgan
<todd.morgan@stmarysmd.com>
CC: Yolanda Hipski <yhipski@tccsmd.org>,"Pat Haddon <phaddon@tccsmd.org>
Subject: Mark Fisher and Matt Morgan asked me to look into the two solar projects in
Charles County at the last meeting

Executive Board,

At the last meeting Mark Fisher and Matt Morgan asked me to look into these two solar projects in Charles County. The larger project, MD Solar 1, is being sponsored by Georgetown University and the power is for "for them" and the smaller one is for SMECO.

Below is a summary by Yolanda Hipski and I am attaching all related attached documents. From a regional land preservation point of view, our forest land is being cleared to produce green energy for out of state entities on project 1.

These projects may be the first of several and at 200+ acres per project with a 20+ year life, this may be a regional/statewide issue. These energy concerns are under Economic Matters at the State Legislative venue. Delegate Jameson was the subcommittee chair.

This information is all from public sources and it is just to inform the Executive Board, we have no position at this present time.

John H

On May 8, 2018, the Charles County Board of Appeals approved, with conditions, two Special Exception applications to permit two Large Solar Energy Systems (use # 7.07.200). Below is a brief summary of the two applications:

BOA 1390- MD Solar 1, LLC 4850 Shugart Valley Road, La Plata MD -The property is identified as Parcel 24, within Grid 11 on Tax Map 41 and consists of 537 acres. Parcel account number 09-02005263. The subject parcel is accessed from the eastern side of Mason Springs Road (MD Route 425) and is located at the intersection and MD Route 425 and Bicknell/Poorhouse roads, north of the Ironsides Volunteer Rescue Squad, which is located at the intersection of MD Route 425 and Port Tobacco Road. The subject property as well as all other surrounding properties are similarly zoned Agricultural Conservation (AC). The subject property contains an existing house and barn.

Per the Conceptual Site Plan, the area proposed for Solar Energy/Limits of Disturbance is a total of 227.31 acres. The applicant proposes to construct a 32.5 megawatt (MW) ground mounted system.

Per the Staff Report, a review letter from the Department of Natural Resources dated July 5, 2017 indicated there are no records of State or Federal listed plant or animal species with the project and no special Habitat Protection will be required. There are several streams and non-tidal wetlands on the subject property. Compliance with the County Forest Conservation Ordinance will be required. A total of 49 specimen trees were identified on site which will require an Administrative Variance from the Forest Conservation Ordinance. A Cultural Resource review by the County Archaeologist was completed with a recommendation to require a Phase I archaeological investigation be considered. A total of 15 conditions were required.

BOA 1391- MD Solar 2, LLC 6795 Ripley Road, La Plata, MD 20646 - The property is identified as Parcels 25, 258, and 259 on Tax Map 31 and includes a total of approximately 298.71 acres. Parcel account numbers 02-004216 (Parcel 25), 10-019532 (Parcel 258), and 02-011867 (Parcel 259). The subject parcels are accessed from the eastern and western sides of Ripley Road. The properties are situated south of the Ripley Road and Hawthorne Road (MD 225) intersection, and north of the Ripley Road and Poorhouse Road intersection. All three parcels are zoned Rural Conservation (RC). The subject property is currently undeveloped forest cover that abuts an existing SMECO substation on the western side of Ripley Road and a 100' SMECO easement transecting the parcels.

Per the Conceptual Site Plan, the area proposed for Solar Energy/Limits of Disturbance is a total of 210.47 acres. The applicant proposes to construct a 27.5 megawatt (MW) ground mounted system.

Per the Staff Report, a review letter from the Department of Natural Resource dated July 5, 2017, indicates that the site overlaps a portion of the Mill Run/Poorhouse Swamp in the southeast corner of the project and the wetland is known to support occurrences of the state rare/watch list plant Primrose-willow (*Ludwigia decurrens*). Compliance with the County Forest Conservation Ordinance will be required. A total of 44 specimen trees were identified on site which will require an Administrative Variance to the Forest Conservation Ordinance. There are several streams and non-tidal wetlands that exist on the property. In addition, a cultural Resources review was performed by the County's Archaeologist. A total of 13 conditions were required.

John F. Hartline
Executive Director

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