

April 12, 2018

Mr. Hillel Halberstam
600 Reisterstown Road
Suite 310
Pikesville, MD 21208

**RE: SynerGen Panorama Community Solar, LLC
(MR-1718F)**

Dear Mr. Halberstam:

The Prince George's County Planning Board had the opportunity to review the proposed SynerGen Panorama Community Solar, LLC project during its regular meeting on April 12, 2018, and a copy of the staff report is enclosed for your information.

STAFF RECOMMENDATIONS

The proposed redevelopment project was reviewed by Planning Department staff, resulting in the following recommendations:

- The applicant should revise the Type 2 Tree Conservation Plan (TCP2) prior to issuance of permits for this project.
- The TCP2 should show all on-site and adjacent regulated environmental features, account for the prior clearing for the landfill activities, the plantings that did not survive, and provide mitigation on and/or off-site to meet the woodland requirements for on-site development as well as transferring credits provided to other developing sites development. An approved TCP2 is a required permit plan.

If you have any questions, please contact Christine A. Osei, Project Manager, at 301-952-3313 or via email at Christine.Osei@ppd.mncppc.org.

Sincerely,



Elizabeth M. Hewlett
Chairman

Enclosure

- c: Andree Green Checkley, Planning Director, Office of the Planning Director
Derick Berlage, Chief, Countywide Planning Division
Maria Ann Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division
Christine A. Osei, Project Manager, Countywide Planning Division
Kevin Hughes, Maryland Public Service Commission
Redis C. Floyd, Clerk of the Council, Prince George's County Council



Mandatory Referral

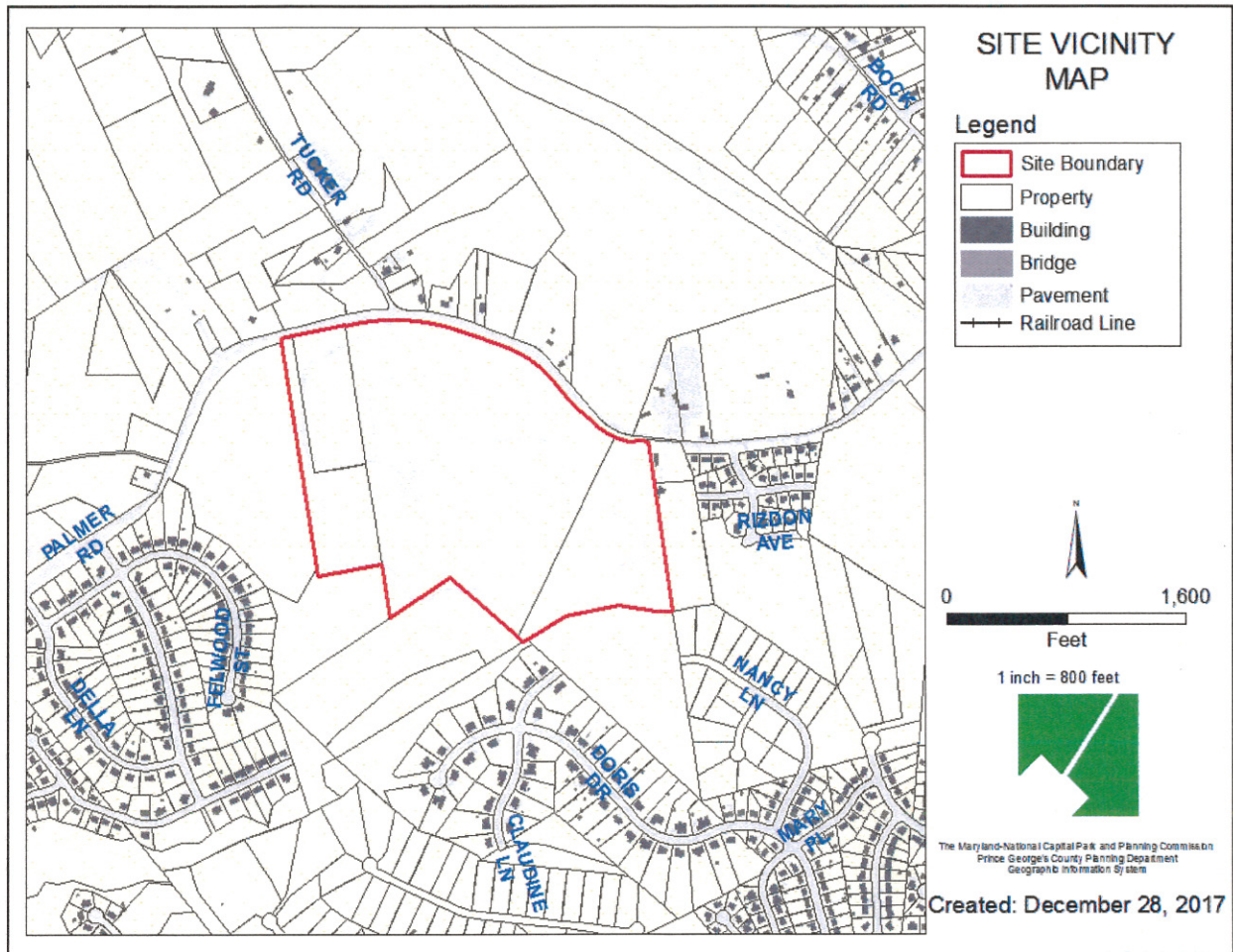
MR-1718F

Application	General Data	
Project Name: SynerGen Panorama Community Solar, LLC Location: 2301 Tucker Road Fort Washington, Maryland Applicant/Address: 600 Reisterstown Road- Suite 310 Pikesville MD 21208 Property Owner: Mr. Hillel Halbertam (Contract Purchaser) SynerGen Community Solar, LLC	Planning Board Hearing Date:	04/12/18
	Date Accepted:	11/28/17
	Beyond Review Action	Waived
	Acreage:	89.21 acre site
	Zone:	R-E
	Planning Area:	76B
	Plan 2035 Designation:	Established Communities
	Council District:	District 8
	Municipality:	N/A

Purpose of Application	Notice Date:
This case was continued from the Planning Board Hearing date of March 29, 2018 to April 12, 2018. SynerGen Panorama, LLC seeks to develop a 5 MW Community Solar Energy Generating System ("CSEGS") on the 89.21 acre site zoned R-E.	Acceptance Mailing: January 31, 2018

Staff Recommendation	Staff Reviewer:
Transmit Staff Report to: Mr. Hillel Halberstam 600 Reisterstown Road - Suite 310 Pikesville, MD 21208	Christine A. Osei, Project Manager
	Phone Number: 301-952-3313
	Email: Christine.Osei@ppd.mncppc.org

Map 1 - Project Site



MR-1718F Staff Report – Community Solar Proposed SynerGen Community Solar, LLC

PROJECT BACKGROUND

The subject project is being reviewed pursuant to the Land Use Article §§20-301 through 305 of the Maryland Annotated Code and Section 27-294 of the Prince George's County Zoning Ordinance that requires the Planning Board to review public construction projects for all federal, state, county and municipal governments, and publicly and privately-owned utilities through the Mandatory Referral (MR) review process. The proposed community solar project received approval from the Maryland Public Service Commission (PSC) to participate in the Community Solar Pilot Program. The PSC's Aggregated Net Metering program specifies that only municipal, non-profit, or agricultural entities can benefit from the sale of solar electricity from off-site private properties. The project will not need any more approval from the PSC.

PROJECT SUMMARY

The 89.2-acre site is in the R-E Zone and located on the south side of Tucker Road at its intersection with Palmer Road in Fort Washington, Maryland. The property is a former landfill site (brownfield) known as Panorama Class-3 fill. The site was cleared and used as a construction debris landfill from the late 1980s to 2003, resulting in a mound of approximately one hundred (100) feet high. The north and west sides slope down at a 2 to 1 percent grade and are mostly wooded with sprawling trees and scrub. The center of the site slopes toward the south at between ten and twenty percent slope and is mostly open with a few trees. The southern portion of the site is heavily wooded and slopes down to a stream which runs along the southern property line. Due to the topography, the solar array will be hidden from view and will not be visible from the street or any populated areas within the vicinity. A 38.25-acre forest was established on the center of the site in 2002, but very few of the trees planted have survived, leaving the area as open scrub.

The applicant proposes to construct four collocated Community Solar Energy Generating Systems (CSEGS) on approximately 25 acres, or twenty-eight percent of the property. The four CSEGS will be comprised of two 1 megawatt alternating current (MWAC) and two 1.5 megawatts alternating current (MWAC) CSEGS. The property includes Parcels 152, 154, 155, and 251 on Tax Map 114 in Grids D-2 and E-2.

The proposed development will use approximately 25 acres of the 89.2 to construct the solar facility that will include an underground electrical conduit, post installation, equipment pads, fencing, and minimal grading associated with construction of the arrays. The proposed development will add approximately 0.21 acres of new impervious area, which consists of the solar panel mounting posts, transformer pads, and fence posts. Because of the small amount of increase in the impervious area, the runoff characteristics will not be significantly altered. This disturbed area will be occupied by the solar arrays, as well as site access roads, while preserving the remainder of the property in conservation.

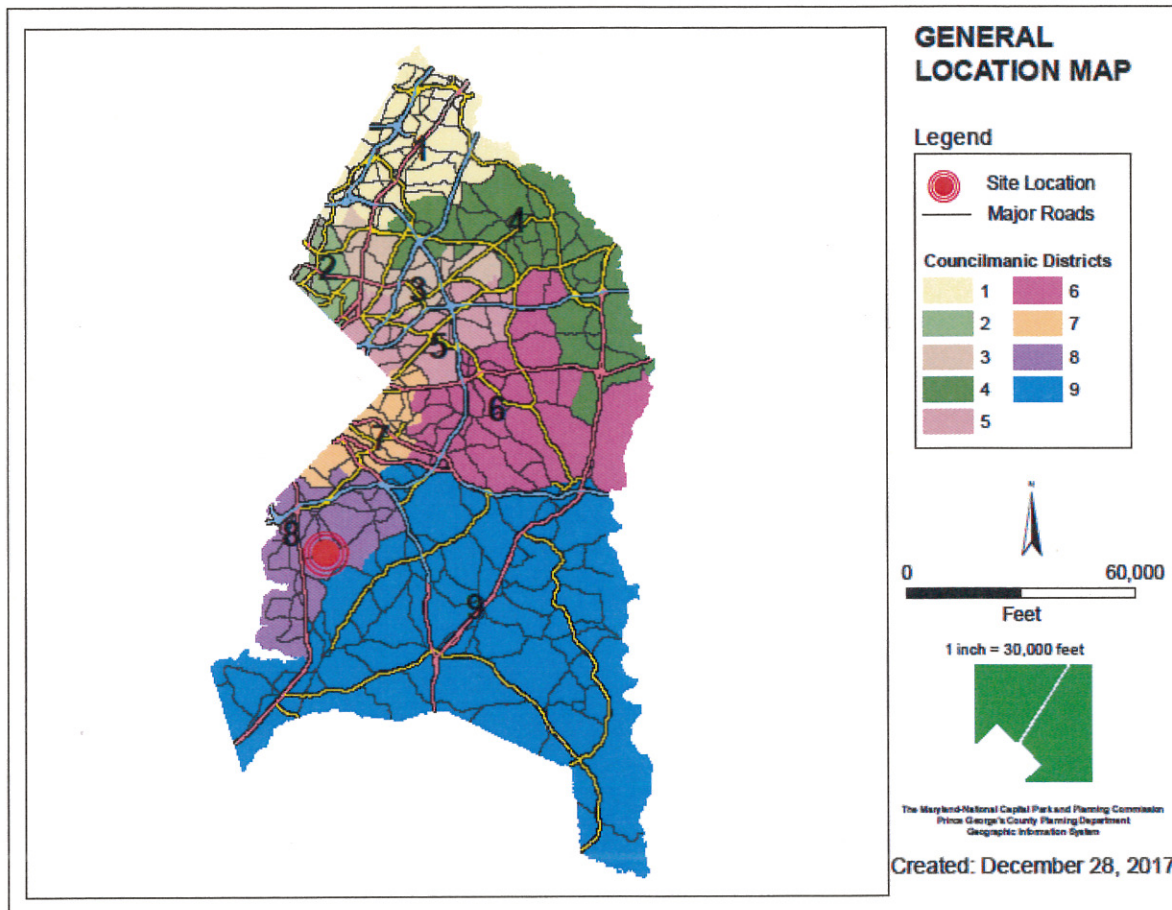
Under the 2018 Approved Prince George's County Solar Energy Systems (SES) Guidelines for Mandatory Referral cases, the development of the subject site will not result in any loss of prime agricultural land because the site is a previously disturbed brownfield. The site is not in the Chesapeake Bay Critical Area or the Mount Vernon Viewshed Area.

STAFF RECOMMENDATIONS

The proposed redevelopment project was reviewed by Planning Department staff, resulting in the following recommendations:

1. The applicant should revise the Type 2 Tree Conservation Plan (TCP2) prior to issuance of permits for this project.
2. The TCP2 should show all on-site and adjacent regulated environmental features, account for the prior clearing for the landfill activities, the plantings that did not survive, and provide mitigation on and/or off-site to meet the woodland requirements for on-site development, as well as transferring credits provided to other developing sites development. An approved TCP2 is a required prior to obtaining a permit.

Map 2 - General Project Location Map



PROJECT DESCRIPTION

SynerGen Panorama, LLC seeks to develop a Community Solar Energy Generating System (“CSEGS”) on the 89.21-acre site zoned R-E. The project will consist of four ground mounted solar arrays with a total generating capacity of 5 megawatts, equipment pads, electrical appurtenances and a chain link security fence.

The project site will be surrounded by a seven foot tall woven wire fence with wood posts. The panel racks will be equipped with fixed mounts (i.e., without tracking) secured to the ground with ground screws, an adaptable foundation solution that is suitable for all soil types that eliminates uncertainty due to refusion or difficult site conditions such as those that may be found at this former Class-3 fill site.

The solar panel racks will be installed in rows of two panels stepping down the existing slope of the site, with an orientation facing in a natural southerly exposure towards the sun. The end of each array will include a trench approximately two-feet wide for the underground electrical connection to the power inverter. The panels are elevated on structural posts, with the underlaying ground covered in low-growth grass seed mix or pollinator seed mix, minimizing new impervious area.

Due to the steep topography on the site, a single service entrance is proposed. The site will be accessed from Tucker Road, near the intersection of Palmer Road. The existing gravel road on site is proposed to be abandoned and replaced with a new 10-foot-wide gravel road. The access road will be gated and varies in width between 15 to 28 feet. The proposed use will be screened from travelers on Palmer Road and Tucker Road to the north, and from nearby properties by the vegetated Class-3 mound and intervening mature woodlands.

PROJECT SCHEDULE/HOURS OF OPERATION

The site will be developed in a single phase requiring four months to complete. Several local jobs will be created during the construction phase of the project. Upon completion of the construction phase and once the site is in full operation under normal conditions, there will be approximately two maintenance team visits planned per year. As the weather permits, there may be six to eight visits to mow the grass under and around the solar arrays.

PERMITTING AGENCIES

It should be noted that the Mandatory Referral review process does not exempt any project from the need to meet the requirements of any other entitlement process. The subject application will receive final approvals from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) and other agencies as outlined below:

- Prince George's County Planning Department:
 - Natural Resources Inventory Equivalency Plan (NRI-EQ)
 - Tree Conservation Plan (TCPII)
- Prince George's County, Soil Conservation District:
 - Erosion and Sediment Control Permit.
- Prince George's County Department of Permitting, Inspections and Enforcement (DPIE):
 - Site Development (Stormwater Management) Concept
 - Grading Permit
 - Final Stormwater Management Plan Permit
 - Building Permit
 - Electrical Permit
 - Fence Permit
 - Driveway Permit
 - Commercial Solar Panel Permit
- Maryland Public Service Commission (PSC): Though the subject application has been accepted into the pilot program by the PSC, the Prince George's County Planning Board will still forward its recommendations to the PSC.

SOLAR ENERGY SYSTEMS (SES) GUIDELINES

APPLICABILITY

- The development of the subject site will not result in any loss prime of agricultural land because the site is a previously disturbed brownfield.
- The site is not in the Chesapeake Bay Critical Area or the Mount Vernon Viewshed Area.
- The proposed use will be screened from travelers on Palmer Road and Tucker Road to the North, and from nearby properties, by the vegetated Class-3 mound and intervening mature woodlands.
- Due to the steep topography on the site, a single service entrance is proposed - from Tucker Road, near the intersection with Palmer Road.

ANALYSIS OF PROJECT IMPACT AREAS

The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department staff and the Prince George's County Soils Conservation District staff have reviewed the proposed SynerGen Panorama Community Solar, LLC project and provided the following comments:

1. ENVIRONMENTAL ASSESSMENT

The proposed development is on a site that was previously cleared of woodlands by the implementation of an approved Tree Conservation Plan, TCP2-013-94. The site was replanted after the Class-3 landfill operations had ceased, but a large portion of the plantings did not thrive. These plantings and excess woodlands preserved on-site were placed in an off-site woodland conservation bank and used as off-site woodland transfer credits for developing sites. The project is not expected to create noise, fumes, dust, or other conditions that would adversely affect the surrounding neighborhoods or other adjacent (Residential, Low-Density) uses.

2. SOILS EVALUATION

The subject application was referred to the Prince George's County Soils Conservation District (SCD) for a soils analysis of the disturbed areas of the project site. Soils analysis concluded that the site did not contain any prime agricultural soils given that the site is a former reclaimed gravel site.

3. TRANSPORTATION ASSESSMENT & DRIVEWAY ACCESS

Access and circulation is acceptable. Palmer and Tucker Road are master plan collector facilities with a proposed right-of-way of 90 to 100 feet and 4 lanes. There are no structures on the ultimate Master Plan right-of-way. No further dedication is required. There are no other transportation related comments or concerns regarding the development of this site.

4. HISTORIC PRESERVATION/ARCHEOLOGY

The proposed community solar project will not impact any Prince George's County Historic Sites or Historic Resources or known archeological sites. The site has been extensively disturbed, so no archeological investigations are recommended.

5. ECONOMIC ASSESSMENT

The new facility will improve the delivery of electricity and give customers an additional choice in purchasing electricity from alternative sources such as Community Solar Energy Generating System (CSEGS).

6. CONSISTENCY WITH DEVELOPMENT/REGULATORY STANDARDS

The applicant is proposing a combination of woodland reforestation and preservation on the perimeter of the site to provide screening from the roadway and adjacent properties. The proposed landscaping ranges in width from a minimum of approximately fifty feet to more than three hundred feet along the frontage of Tucker Road on the northern boundary of the site. This reforestation and preservation should adequately screen the property from adjacent homes and reduce the glare impact of the solar panels. Additionally, the applicant is proposing to plant a native, pollinator seed mix under and around the solar panels, which should contribute to the ecosystem of the site.

7. CONSISTENCY WITH APPROVED PLANS

This application is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan* which designates this area as part of the Established Communities policy area. The proposal conforms to the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Areas* policy to "Encourage the use of alternative energy sources such as solar, wind and hydrogen power." (Environment Chapter, Policy 3, Strategy 2, page 64). The use of solar energy is expressly supported by both plans' policies.

8. EXISTING PUBLIC FACILITIES

The proposed development will be served by Allentown Road Fire/EMS Company 832, a first due response station (a maximum of five minutes total response time), located at 8709 Allentown Road in Fort Washington,

MD. The Fire Station is equipped with two engines, one ambulance and one truck. The facility is staffed by volunteer/career personnel. The proposed development project is also served by Police District IV, which is located inside Eastover Shopping Center. The 2008 *Approved Water and Sewer Plan* places this property in Water and Sewer Categories 3 and 5, Individual System and Future Community System respectively.

9. COMMUNITY OUTREACH

Planning Department:

Notification letters were mailed to adjoining property owners and area civic associations. As of this date, no issues have been raised by either group – civic associations or adjoining property owners.

Applicant

The applicant held a community meeting on March 21, 2018 to discuss the project with adjoining property owners and civic associations at the Tucker Road Community Center.