

**CONCEPT SITE PLAN REPORT**  
**to the**  
**Carroll County Planning and Zoning Commission**  
**March 17, 2026**

**Prepared by**  
**David Becraft, Development Review Division**

**SUBJECT:** S-25-0010, Bear Branch Solar

**LOCATION:** Terminus of Lamb Drive, East of Littlestown Pike (MD-97); C.D. 1

**OWNER:** Donald E. Miller Family LLC, 1656 Bullock Circle, Owings Mills, MD 21117  
(Members: Daryl V. Miller, Dayton L. Miller, Carol Lynn Miller, Supplemental Family Trust U/W Donald Miller)

**DEVELOPER:** Bear Branch Solar LLC, 30 South Maple Avenue, Suite 205, Marlton, NJ 08053 (Member: John Forgash)

**ENGINEER:** Triad Engineering, Inc., 1075-D Sherman Avenue, Hagerstown, MD 21740

**ZONING:** Agriculture

**PSC CASE:** No. 9730 – CPCN issued January 31, 2025

**SIZE:** 4 MW (Lease Area: 27.17 acres)

**ACREAGE:** 63.81 acres

**WATERSHED:** Double Pipe Creek

**FIRE DISTRICT:** Westminster

**MASTER PLAN:** Agriculture –2014 Carroll County Master Plan, 2019 Amended

**PRIORITY**

**FUNDING AREA:** Outside

**DESIGNATED**

**GROWTH AREA:** Outside

❖ **Action Required:**

The plan is before the Planning and Zoning Commission per Chapter 155 of the Code of Public Local Laws and Ordinances of Carroll County for consideration of a concept site plan.  
**For review and direction.**

The Planning Commission may consider delegating approval of the final site plan to the Planning Commission Chair

❖ **Existing Conditions:**

The subject property consists of 63.81 acres and is shown as the Remaining Portion on the Midway Farm amended plat recorded in Plat Book 55, page 7 (plat attached). The property is currently undeveloped and adjoins the municipal limits for the City of Westminster. The site

is accessed from Littlestown Pike (MD 97) by way of Lamb Drive, a 20-foot-wide paved private roadway. The Foursquare Church, located at 75 Lamb Drive, is the only other user of the private roadway.

Forest conservation easements encompass most the eastern portion of the property. There is also a stream which crosses the property in this area. There are no FEMA 100-year floodplain designations on site.

All adjoining properties in the unincorporated Carroll County are zoned Agriculture and either host farmland or private businesses. The adjoining property within the City of Westminster municipal limits is zoned Restricted Industrial. All properties in this area are served by private well and septic systems, with the properties within the City of Westminster being in the priority service area. The subject property is outside the Priority Funding Area and the Priority Growth Area.

❖ **Plan Review:**

The Public Utilities Article of the Annotated Code of Maryland requires solar energy generating stations with a capacity to produce more than 2 megawatts (MW) of electricity to obtain a Certificate of Public Convenience and Necessity (CPCN) from Maryland's Public Service Commission (PSC). A CPCN application was submitted to the State on April 1, 2024 for the construction of a 4 MW solar facility. A CPCN was subsequently issued on January 31, 2025, subject to the recommended license conditions (attached). Key takeaways of the license conditions include a CPCN expiration of five (5) years if not extended; the requirement of an approved site development plan, a grounds management plan, a truck routing/traffic management plan, and a glare analysis; and the initiation of the decommissioning plan if there is no electric generation for sale to the grid for a period of twelve (12) consecutive months.

On May 7, 2025, an initial site development plan for the subject property was submitted to the Development Review Division and was distributed to technical review agencies. The developer proposes to construct a 4 MW ground-mounted solar facility within a 27.17-acre lease area.

Solar energy generating systems are principal permitted uses in the Agricultural zoning district, subject to the site requirements outlined within §158.153(F). Zoning has granted concept approval of the plan as presented.

Chapter 158.153(F)(1) outlines setback and distance requirements and is as follows:

**§ 158.153 SOLAR ENERGY GENERATING SYSTEMS.**

(F) **Solar energy generating systems, site requirements for all zoning districts.** Requirements do not apply to roof-mounted unless otherwise noted.

(1) **Setbacks and distances.**

- (a) Setbacks shall be a minimum of 100 feet from the proposed development's property boundaries including rights-of-way.
- (b) Setbacks are measured from property boundary to solar panels and/or structures associated with the solar facility. They do not apply to landscaping, fencing, wiring, or power lines.
- (c) Solar panels and/or structures associated with the solar facility shall not be located within 150 feet of the nearest wall of a residential building.
- (d) No variances to setback or distance requirements are permitted.

While County Code requires a 100-foot minimum setback, the PSC Order issued on January 31, 2025, specifically preempts local code and authorizes a 50-foot setback along all property boundaries. As currently designed, the nearest solar array is positioned approximately 65 feet

from the property boundary. In compliance with Code, there are no residential buildings within 150 feet of the proposed solar panels or associated structures.

Chapter 158.153(F)(2) outlines height limitations and is as follows:

**§ 158.153 SOLAR ENERGY GENERATING SYSTEMS.**

- (F) **Solar energy generating systems, site requirements for all zoning districts.** Requirements do not apply to roof-mounted unless otherwise noted.
- (2) **Height Limits.**
- (a) No portion of a ground-mounted system shall exceed a total height of 15 feet above grade. A variance may be approved by the Zoning Administrator when agricultural co-location or agrivoltaics are proposed.

A maximum panel height of 15 feet, as allowed by County Code, is shown on sheet one within the plan set.

Chapter 158.153(F)(3) outlines location and appearance requirements and is as follows:

**§ 158.153 SOLAR ENERGY GENERATING SYSTEMS.**

- (F) **Solar energy generating systems, site requirements for all zoning districts.** Requirements do not apply to roof-mounted unless otherwise noted.
- (3) **Location and appearance.** Solar energy generating systems should minimize visual impact to adjoining properties and properties of historic and scenic significance.
- (a) All solar generating panels and accessories are to be sited down slope from ridge lines, toward the interior of the property whenever possible.
- (b) The siting of solar energy generating systems should avoid visual corridors that are scenic viewsheds or scenic areas from sites of significant interest, scenic roads, or historic resources.
- (c) To the extent possible, panels and accessories shall use materials, colors, and textures that blend the facility into the existing environment.
- (d) Ground-mounted systems may not be affixed to a block wall or a fence.

The solar facility is proposed at the terminus of Lamb Drive, a dead-end private roadway. The solar array meets the location and appearance requirements of the County Code in that the location is toward the interior of the property with an elevation that is roughly 10 vertical feet higher than Littlestown Pike (MD-97). The ground-mounted system is not affixed to any block walls or fences on the property.

Chapter 158.153(F)(4) outlines sign requirements and is as follows:

**§ 158.153 SOLAR ENERGY GENERATING SYSTEMS.**

- (F) **Solar energy generating systems, site requirements for all zoning districts.** Requirements do not apply to roof-mounted unless otherwise noted.
- (4) **Signs.**
- (a) A sign, not to exceed four square feet, shall be clearly visible and posted at each entrance to the solar energy generating system site to identify the property owner, the solar energy generating system operator, and the 24-hour emergency contact phone number. Information on the sign shall be kept current.
- (b) Placards shall be posted to identify the location of the AC power supply emergency disconnects. All other signage required by the electrical, building, or fire code shall be posted as required.
- (c) No other signage shall be permitted without approval from the Zoning Administrator.
- (d) The site, fencing, or barriers shall not be used to display any advertisements.

To comply with Code, a facility sign is proposed at the gated entrance with contact information in case of emergency. The detail of this sign is shown on sheet six within the plan set. No additional freestanding signs are proposed with this development.

Chapter 158.153(F)(5) outlines glare requirements and is as follows:

**§ 158.153 SOLAR ENERGY GENERATING SYSTEMS.**

- (F) **Solar energy generating systems, site requirements for all zoning districts.** Requirements do not apply to roof-mounted unless otherwise noted.
- (5) **Glare.** Applies to principal and accessory use solar energy generating systems.
- (a) Glare must be mitigated away from adjoining properties and adjacent roads. All solar panels used shall utilize glare-mitigation technology.
  - (b) A glare hazard analysis, certified by the installer prior to installation, is required to assess the impacts of glare, and if applicable, a plan to mitigate any glare hazard with additional screening shall be provided.

A glare analysis was provided to and reviewed by the PSC as part of the CPCN process. A letter will be provided at the time of building permit application to confirm there are no glare impacts to adjoining properties or adjoining roadways. These documents are acceptable for code compliance.

Chapter 158.153(F)(6) outlines electrical connection requirements and is as follows:

**§ 158.153 SOLAR ENERGY GENERATING SYSTEMS.**

- (F) **Solar energy generating systems, site requirements for all zoning districts.** Requirements do not apply to roof-mounted unless otherwise noted.
- (6) **Electrical Connections.** Applies to all solar energy generating systems, including roof-mounted facilities.
- (a) All electrical components and wiring must be Underwriter Laboratories certified, carry the UL trademark label, and meet current National Electrical Code requirements. All systems must meet all applicable construction and electrical codes.
  - (b) Reasonable efforts shall be made to place all utility connections from the solar installation underground. Electrical transformers for utility interconnections may be above ground if required by the utility provider.
  - (c) Prior to interconnection with the local utility grid, a copy of the conditional approval from the local utility must be provided to, or at the time of, permit application.
  - (d) A copy of the signed certificate of completion from the utility company shall be provided prior to occupancy permit issuance.
  - (e) Energy storage devices associated with solar generating facilities are considered an accessory use to the solar generating facility and not subject to the energy storage device requirements in § 158.153.01. Energy storage devices must be placed in a secure container or enclosure per manufacture's specifications and screened from view.
  - (f) Developer shall provide notice to the Department of Fire and EMS of the proposed solar energy generating facility including a map of the generating station and the location of any solar collector or isolator switch.

The electrical connection proposed meets County Code requirements. The project's point of interconnection to the electric distribution grid is proposed at an existing powerline on the east side of Littlestown Pike (MD-97) via an underground electric feeder line. Equipment pads are shown within the fenced area, but no energy storage devices are currently shown.

Chapter 158.153(F)(7) outlines vegetative stabilization requirements and is as follows:

**§ 158.153 SOLAR ENERGY GENERATING SYSTEMS.**

- (F) **Solar energy generating systems, site requirements for all zoning districts.** Requirements do not apply to roof-mounted unless otherwise noted.
- (7) **Vegetative Stabilization.**
- (a) Grading and the removal of topsoil shall be minimized to the maximum extent practicable, and all topsoil shall remain on site unless otherwise addressed in the decommissioning plan.
  - (b) Areas under and around the solar panels shall be planted in native grasses or in pollinator-friendly habitat or a combination thereof. Exceptions can be made if a plan is submitted for review and approval related to the agricultural co-use of the area.
  - (c) Ground cover, grass, and other non-buffer vegetation shall be maintained and not exceed a height of 36 inches at any time except as required for management of pollinator-friendly vegetation. Excessive

mowing and other unnecessary landscaping shall be limited. The use of herbicide is not permitted except to control invasive species in compliance with the Department of Agriculture's weed control program.

- (d) To the extent practicable, ground cover shall be established prior to installation of solar panels.
- (e) The operator or property owner shall enter into a surety agreement with the county to provide adequate guaranty to the county in the form of an irrevocable letter of credit, or other security approved by the county. The guaranty shall ensure the establishment of the plantings in an amount determined by the county.
- (f) Following inspection and verification of a 90% survival rate, 50% of the planting surety may be released five years after installation. If a 90% survival rate is not met, the operator or property owner shall address the affected areas, and no surety will be released at that time. Remaining surety will be held for an additional two years. Upon inspection and verification of a 90% survival rate, the remaining surety may be released. If a 90% survival rate is not observed following seven years from installation, the county may continue to hold 50% of the original surety until reasonable mitigation is performed.
- (g) Vegetation shall be maintained with a 90% survival threshold for the life of the solar energy generating system through a maintenance agreement that includes a watering plan.

Conditions outlined by the PSC ensure the vegetative stabilization requirement in County Code will be met. License condition item number 9 provided by the PSC states in no case shall the grading or stormwater management plans include removal of topsoil from the site. License condition item number 11 provided by the PSC requires the developer to create a grounds management plan for this development, which includes the description of the grasses and other plants to be used, a schedule for mowing, a plan for avoiding or minimizing the use of herbicides or pesticides at the project site, along with other criteria.

Chapter 158.153(F)(8) outlines fencing requirements and is as follows:

**§ 158.153 SOLAR ENERGY GENERATING SYSTEMS.**

- (F) **Solar energy generating systems, site requirements for all zoning districts.** Requirements do not apply to roof-mounted unless otherwise noted.
  - (8) **Fencing.**
    - (a) The solar energy generating system shall be enclosed by a security fence that is located between the landscaped buffer and the facility. Fence shall be no closer than 50 feet to any public road right-of-way.
    - (b) The fence shall be a minimum of six feet and a maximum of 20 feet in height and suitable to prevent unauthorized access.
    - (c) The fence shall be constructed to meet any applicable state and federal rule or standard addressing the physical security of the power system facilities.
    - (d) Fencing shall be constructed of quality materials and opaque in nature to assist in screening. If chain link fencing is proposed, it shall only be black or green vinyl mesh.
    - (e) The use of barbed wire is prohibited, except surrounding substations or other critical infrastructure.

Fencing requirements are met with a 7-foot-high black vinyl chain-link fence proposed to surround the facility. The closest public road right-of-way is Littlestown Pike (MD-97) and is further than 50 feet from the proposed fence. No barbed wire is proposed.

Chapter 158.153(F)(9) outlines buffer requirements and is as follows:

**§ 158.153 SOLAR ENERGY GENERATING SYSTEMS.**

- (F) **Solar energy generating systems, site requirements for all zoning districts.** Requirements do not apply to roof-mounted unless otherwise noted.
  - (9) **Buffer.**
    - (a) A landscaped buffer specified in a landscape plan prepared by a qualified professional landscape architect or qualified landscape designer shall be provided along all property lines or along the exterior of the solar array. The buffer must be designed to provide four-season visual screening of the solar facility and include multi-layered, staggered rows of major and minor trees and shrubs that are a mix of evergreen and deciduous vegetation, with an emphasis on species native to Carroll County.

- (b) Buffer shall conform with the plant quantity requirements of § 157.20(C) of the Carroll County Maryland Code of Public Local Laws and Ordinances. Buffers shall be a minimum of 35 feet wide. Planting units (PU) shall be generated at one PU per ten linear feet of area to be screened. Existing buffers of wooded vegetation 50 feet or more in width located on the subject property may be determined to meet the required buffer.
- (c) Trees shall be a minimum of four feet in height at the time of planting.
- (d) Shrubs shall be a minimum of three-gallon container stock and at least 24 inches in height at installation.
- (e) If forest or hedgerows exists where screening or buffering is required, it must be preserved to the maximum extent practicable and supplemented with new plantings where necessary to provide the required screening or buffering.
- (f) Buffers shall be installed in accordance with best management practices to ensure growth and plant materials survival.
- (g) All required buffers shall be preserved and maintained to effectively provide visual screening year-round with full screening or buffering achieved within five years of planting. Dead or dying buffer materials shall be replaced with similar plant materials on an annual basis.
- (h) Following inspection and verification of a 90% survival rate, 50% of the planting surety may be released five years after installation. If a 90% survival rate is not met, the operator or property owner shall address the affected areas, and no surety will be released at that time. Remaining surety will be held for an additional two years. Upon inspection and verification of a 90% survival rate, the remaining surety may be released. If a 90% survival rate is not observed following seven years from installation, the county may continue to hold 50% of the original surety until reasonable mitigation is performed.
- (i) Buffer landscape shall be maintained with a 90% survival threshold for the life of the solar energy generating system through a maintenance agreement that includes a watering plan.

A landscape plan is provided on sheet eight of the plan set. This plan shows a 50-foot-wide landscape buffer outside the fence along the southern, western, and unforested northern site boundary. Landscape plantings are shown as being 6-10 feet tall at installation. A landscape maintenance agreement and associated landscape bonding will be required as outlined in license condition items 20 and 21. The concept landscape plan has been approved as compliant with County Code.

Chapter 158.153(F)(10) outlines lighting requirements and is as follows:

**§ 158.153 SOLAR ENERGY GENERATING SYSTEMS.**

- (F) **Solar energy generating systems, site requirements for all zoning districts.** Requirements do not apply to roof-mounted unless otherwise noted.
  - (10) **Lighting.**
    - (a) Proposed exterior lighting shall be submitted on a lighting plan for review as part of the site plan process.
    - (b) Lighting of the solar energy generating system and associated structures shall be limited to the minimum necessary for safety and operational purposes and shall be reasonably shielded from abutting properties.
    - (c) Lighting shall be activated by motion sensors and shall be shielded and downcast to prevent light from shining onto adjacent parcels, roads, or into the night sky.

While site lighting is permissible, no site lighting is proposed with this development.

Chapter 158.153(F)(11) outlines access requirements and is as follows:

**§ 158.153 SOLAR ENERGY GENERATING SYSTEMS.**

- (F) **Solar energy generating systems, site requirements for all zoning districts.** Requirements do not apply to roof-mounted unless otherwise noted.
  - (11) **Access.**
    - (a) Fire apparatus access roads leading to all ground-mounted solar energy generating systems shall have an improved surface with an unobstructed width of 18 feet.
    - (b) No variances to the access road width are permitted.

A 20-foot-wide access drive is to be constructed to connect the solar facility to Lamb Drive. The access drive will lead to the gated entry into the facility. A request to permit a gravel access drive in lieu of the required “durable and dustless” surface material required in Chapter 155.051(C)(5) was submitted by the developer. This request was forwarded to the Director of Planning and Land Management and was granted.

Chapter 158.153(F)(12) outlines decommissioning plan requirements and is as follows:

**§ 158.153 SOLAR ENERGY GENERATING SYSTEMS.**

(F) **Solar energy generating systems, site requirements for all zoning districts.** Requirements do not apply to roof-mounted unless otherwise noted.

**(12) Decommissioning.**

- (a) A decommissioning plan shall be submitted for review and approval by the Zoning Administrator as part of the site plan approval process.
- (b) The operator or property owner shall provide written notice by certified mail to the Zoning Administrator whenever the solar energy generating system is out of active production for more than six months. Any facility that ceases to produce electricity for 12 months shall be considered abandoned.
- (c) The operator or property owner shall either recommence production of electricity and schedule a site inspection with the Zoning Administrator to verify that all use requirements are intact or shall initiate decommissioning of the site.
- (d) The operator or property owner shall notify the Zoning Administrator by certified mail of plans to decommission a solar energy generating system, including the proposed date of discontinued operation.
- (e) A decommissioned site shall be restored to its original predevelopment condition within 12 months of the proposed date of discontinued operation or abandonment.
- (f) Failure to comply with the requirements of this section shall authorize, but not require, the county to remove the solar energy generating system and restore the site to its predeveloped condition at the expense of the property owner.
- (g) Prior to issuance of a building permit, the operator or property owner shall provide a bond, surety, letter of credit, or other financial assurance in a form acceptable to the county or the Public Service Commission to secure payment of 125% of the anticipated cost of removal of associated site improvements and restoration of the site to its predevelopment condition. The financial assurance will be reviewed and approved by the Zoning Administrator and shall remain in full force and effect while the solar energy generating system remains in place. The financial assurance shall be established with automatic renewals.
- (h) The county may review the amount of security every five years and increase or decrease the amount required if the county determines, in its sole discretion, that the posted security no longer equals 125% of the decommissioning cost.
- (i) Notice must be provided to the County within 30 days of the sale or transfer of the lease or property, and a new financial guarantee must be provided by the new lease holder or property owner.
- (j) Use of the surety may be used to repair unsafe or hazardous conditions or decommissioning.
- (k) Restoration to predevelopment conditions shall be documented in the decommissioning plan and include:
  - 1. Removal of all above and below ground solar electric systems, buildings, cabling, electrical components, foundations, pilings, and any other associated facilities.
  - 2. Disposal of all solid and hazardous waste shall be in accordance with local, state, and federal waste disposal regulations.
  - 3. Removal of all concrete pads, graveled areas, fences, and access roads unless agreement is presented, in writing, in which the property owner agrees for these features to remain.
  - 4. Removal of substations, overhead poles, and/or aboveground electric lines located on-site or within a public right-of-way that are not usable by any other public or private utility.
  - 5. Replacement of topsoil removed or eroded.
  - 6. Stabilization of the site with approved vegetative cover unless the property owner requests in writing not to revegetate due to plans to produce agricultural crops.
  - 7. Onsite burial of any material associated with the solar energy generating system during restoration of the site to predevelopment conditions is prohibited.

A decommissioning plan was required as part of the CPCN process, with stipulations outlined within license condition item number 37. As the decommissioning plan corresponds to the removal of infrastructure, this will be provided to the County for review in accordance with County Code.

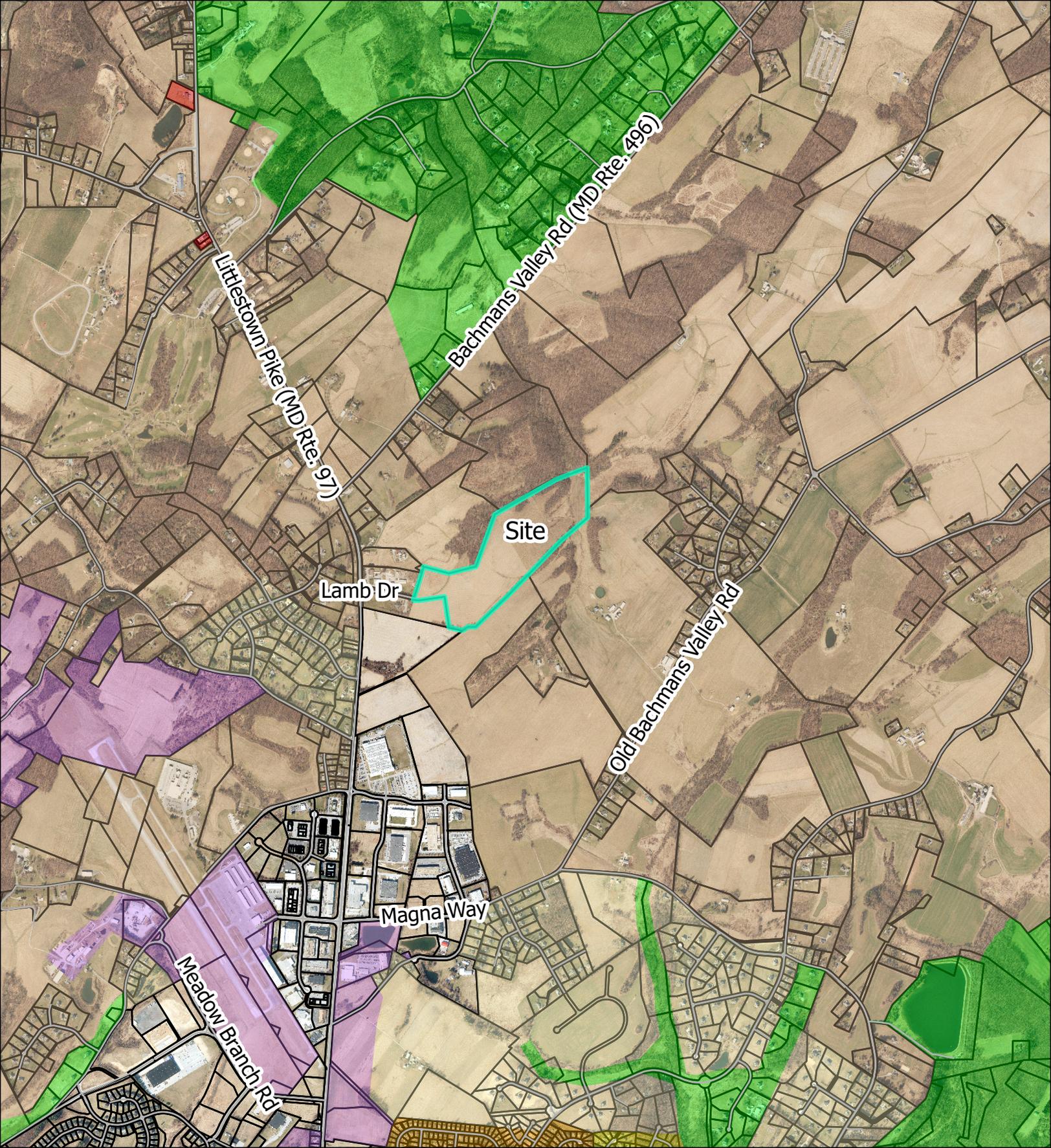
Chapter 158 of the Carroll County Code states that parking requirements for solar energy conversion facilities are "1 space plus 1 for each employee." With no employees for this development, one parking space is depicted for this development. Site Compliance has granted concept approval of the plan.

The proposed development is exempt from Forest Conservation and Floodplain Management. Water Resources has granted concept approval of the plan. State Highway Administration has no issue with the proposal as access to Littlestown Pike (MD-97) is by way of an existing compliant private roadway. Comprehensive Planning has reviewed the plan and determined it is consistent with the 2014 Carroll County Master Plan's land use designation of Agriculture.

Stormwater Management will be provided through non-rooftop disconnects and bioswales. Stormwater Management has granted concept approval of the plan.

The site plan was subject to citizen involvement on June 23, 2025 during the Technical Review Committee meeting. There were no citizens in attendance at the meeting, and no phone calls or emails were received.

The final site plan will be tested and reviewed for adequacy of public facilities in accordance with Chapter 155 of the Code of Public Laws and Ordinances of Carroll County Maryland.



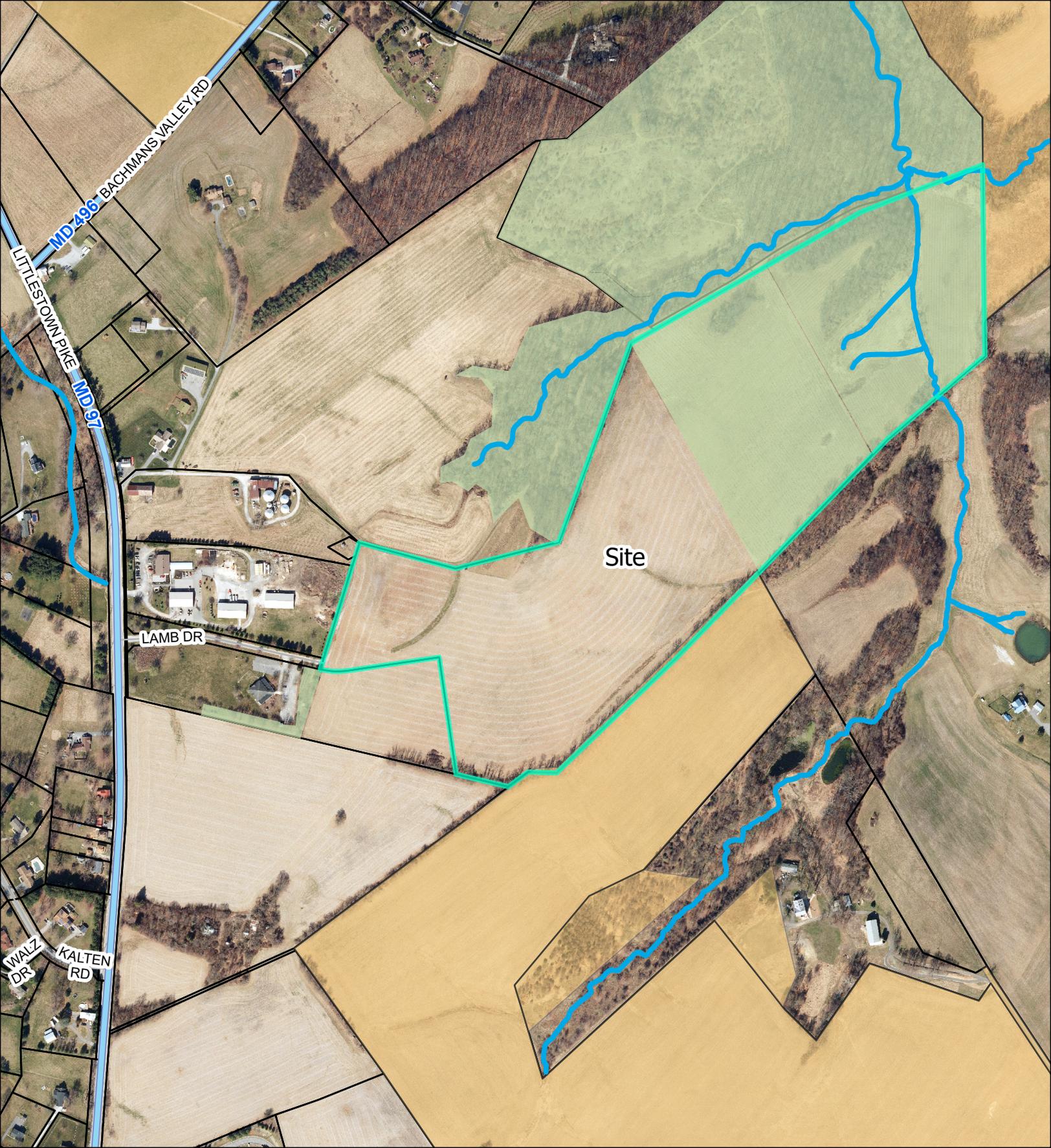
**Legend**

Zoning_County	R-40,000
Zoning	R-20,000
	R-10,000
Agriculture	C-2
Conservation	I-1

## Bear Branch Solar S-25-0010



Property line shown hereon are from tax maps and therefore are approximate and are shown for illustrative reference only.  
Photograph date: 2023



### Legend

-  Streams
-  Ag Easements
-  FC Easements

## Bear Branch Solar S-25-0010



Property line shown hereon are from tax maps and therefore are approximate and are shown for illustrative reference only. Photograph date: 2023



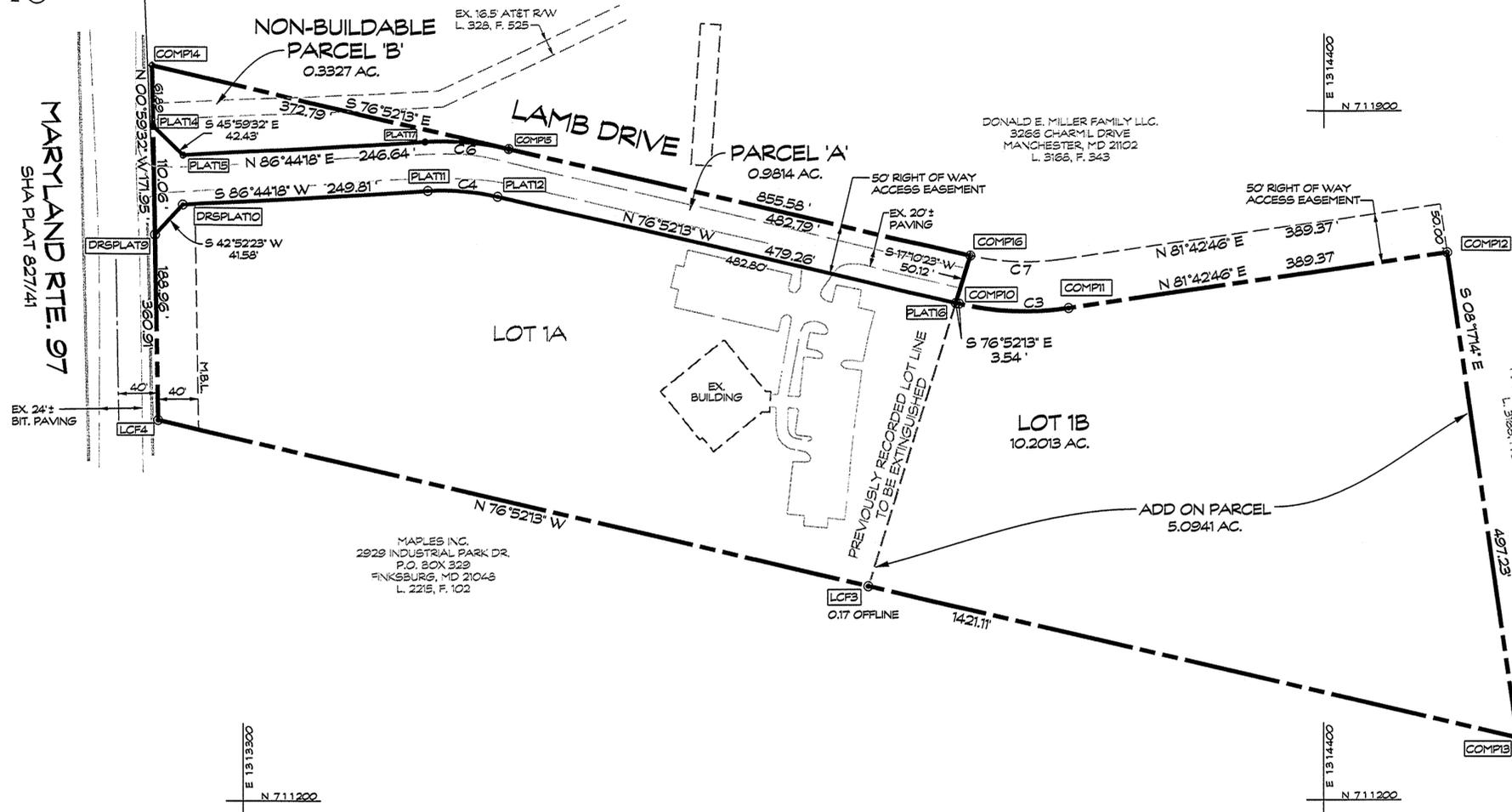
MARYLAND COORDINATE SYSTEM (NAD 83/91)

MARYLAND RTE. 97  
SHA PLAT 827/41

TIE - TO DRSPLOT9  
S-64A AZI.  
N: 712382.45  
E: 1313183.48  
EL: 754.59

NUMBER	RADIUS	ARC	DELTA	TAN	CHORD BRG.	DIST
C3	300.00	112.14	21°25'00"	56.73	S 87°34'44" E	111.49
C4	250.00	71.52	16°23'29"	36.01	N 85°03'57" W	71.28
C6	300.00	85.83	16°23'29"	43.21	S 85°03'57" E	85.53
C7	250.00	93.45	21°25'00"	47.28	N 87°34'44" W	92.90

CURVE LABELS ARE DESIGNATED THUS: CX



**GENERAL NOTES**

- CURRENT TITLE REFERENCE:  
OWNER: BOKEH IV, LLC A DELAWARE LIMITED LIABILITY COMPANY  
C/O J. BROOKS LEAHY - DULANY, LEAHY, CURTIS & BEACH LLP  
DEED REFERENCE: LIBER 8053, FOLIO 476  
DATE: JULY 24, 2015  
GRANTOR: WESTMINSTER CHURCH OF CHRIST INC.  
OWNER: DONALD E. MILLER FAMILY LLC.  
DEED REFERENCE: LIBER 3168, FOLIO 343  
DATE: DECEMBER 5, 2002  
GRANTOR: DONALD E. MILLER & CAROL L. MILLER
- NO GRADING, FILLING OR CONSTRUCTION SHALL BE PERMITTED WHICH OBSTRUCTS OR INHIBITS THE SURFACE FLOW OF WATER WITHIN DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON.
- ANY MODIFICATION OR PLAT RE-ASSEMBLY SHALL BE SUBJECT TO APPROVAL BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
- IF AND WHEN PUBLIC/COMMUNITY WATER AND/OR SEWERAGE FACILITIES BECOME AVAILABLE TO THE LOTS IN THIS SUBDIVISION, THE LOT OWNER(S) SHALL BE REQUIRED TO CONNECT TO THE SYSTEM IN ACCORDANCE WITH APPLICABLE LAW.
- AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL DISTRICT. ALL AGRICULTURAL OPERATIONS SHALL BE PERMITTED AT ANY TIME, INCLUDING THE OPERATION OF FARM MACHINERY AND NO AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION BECAUSE IT INTERFERES WITH OTHER USES PERMITTED IN THE DISTRICT.
- REMAINING PORTION - 63.81 AC., L. 3168, F. 343
- THIS ENTIRE TRACT IS LOCATED WITHIN THE AGRICULTURAL DISTRICT ESTABLISHED BY THE CARROLL COUNTY ZONING ORDINANCE. THE REGULATIONS FOR THE AGRICULTURAL DISTRICT PROHIBIT FURTHER SUBDIVISION OF THE LOT SHOWN HEREON FOR THE PURPOSE OF CREATING ADDITIONAL LOTS FOR RESIDENTIAL USE.
- DRAINAGE AND UTILITY EASEMENTS SHOWN ON AMENDED PLAT OF LOT 1, MIDWAY FARM, RECORDED IN PB. 33, PG. 92 SHALL BE EXTINGUISHED.

**DATA TABULATIONS:**

- A. NUMBER OF BUILDING LOTS: 1
- B. TOTAL AREA OF LOTS: 10.2013 AC.
- C. TOTAL AREA OF PARCELS:  
PARCEL 'A': 0.9814 AC.  
PARCEL 'B': 0.3327 AC.
- E. TOTAL AREA OF PLAT: 11.5154 AC.

THE PURPOSE OF THIS AMENDED PLAT IS TO ADD AN ADDITIONAL 5.0941 ACRES TO EXISTING LOT 1A AND ADD 50' RIGHT OF WAY ACCESS EASEMENT OVER PARCEL 'A'

**OWNER**  
DONALD E. MILLER FAMILY LLC.  
3266 CHARMIL DRIVE  
MANCHESTER, MD 21102

**DEVELOPER**  
BOKEH IV, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
C/O J. BROOKS LEAHY  
DULANY, LEAHY, CURTIS & BEACH LLP  
127 E. MAIN STREET  
WESTMINSTER, MD 21157

**COORDINATE TABLE**

Point No.	Northing	Easting
COMP 14	711946.7860	1313207.0107
COMP 15	711862.1045	1313570.0547
COMP 16	711752.4297	1314040.2279
COMP 10	711703.7420	1314028.8686
COMP 11	711699.0323	1314140.2547
COMP 12	711755.1533	1314525.5549
COMP 13	711263.1122	1314597.2233
LCF3	711417.1118	1313936.2799
LCF4	711585.9301	1313213.2604
LCF50	711210.7081	1314821.8873
DRSPLOT9	711774.8580	1313209.9883
DRSPLOT 10	711805.3290	1313238.2769
PLAT 11	711819.5423	1313487.6838
PLAT 12	711813.4116	1313558.6968
PLAT 14	711884.9042	1313208.0824
PLAT 15	711855.4283	1313238.5974
PLAT 16	711704.5451	1314025.4254
PLAT 17	711869.4613	1313484.8389

THE COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM (NAD-83) AND ARE DESIGNATED THUS: [XXXX]

55 PLATBOOK D.B.S. 7 PAGE 4.25.17 DATE

CARROLL COUNTY HEALTH DEPARTMENT

BY [Signature] DATE 4/11/17

CARROLL COUNTY PLANNING AND ZONING COMMISSION

BY [Signature] DATE 13 APRIL

CARROLL COUNTY DEPT. OF PUBLIC WORKS BUREAU OF UTILITIES

BY [Signature] DATE 4/15/17

**CERTIFICATE**

The owner(s), to the best of his (their) knowledge, and the surveyor do hereby certify that the land shown hereon has been laid out and the plat prepared in compliance with Section 3-10B of the Real Property Article of the Annotated Code of Maryland (1974). As amended, pertaining to the preparation of record plats and setting of markers.

**OWNER'S SIGNATURE**  
J. BROOKS LEAHY, AUTHORIZED REPRESENTATIVE DATE 3/9/2017  
BOKEH IV, LLC

**SURVEYOR'S CERTIFICATION**  
Dennis E. Meckley 3/9/17 DATE  
Dennis E. Meckley  
Property Line Surveyor reg. no. 10844  
My License expires March 29, 2018

A LICENSED MARYLAND SURVEYOR EITHER PERSONALLY PREPARED THIS PLAT OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, IN COMPLIANCE WITH THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING

Date \* Revision \* By

Scale: 1" = 100'

100 0 100

2nd AMENDED PLAT  
OF LOT 1A  
**MIDWAY FARM**

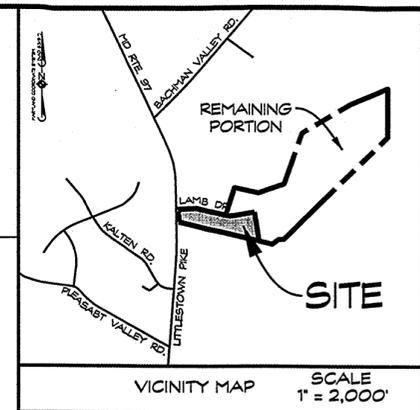
PREVIOUSLY RECORDED IN P.B. 33, PG. 92  
7th ELECTION DISTRICT \* CARROLL COUNTY, MD



439 East Main Street Westminister, MD 21157-5539  
(410) 848-1790 FAX (410) 848-1791

Surveyed By: [Signature] Drawn By: BM  
Computed By: BM Checked By:

Dennis E. Meckley  
Property Line Surveyor  
Registration No. 10844  
License Expires 03/29/18  
Date: JUNE, 2015  
Drawing No.: 2004206  
County File No.: AP-17-000



LR - Plat Fee 5.00  
Subdivision  
Subdivision Name: Midway Farm  
Ref:

Total:	85.00
04/25/2017 09 00	CC06-PS
#524269 CC050	-
Carroll	-
County/CC05.02	01 -
Register 01	

05/15/19  
05/15/19

**PSC Case No. 9730**  
**Bear Branch Solar, LLC**  
**Revised Recommended License Conditions**

Applicability of Conditions - Except as otherwise provided for in the following provisions, the application (herein Application) for the Certificate of Public Convenience and Necessity (CPCN) is considered to be part of the CPCN for the Bear Branch Solar Project (Project). The Application consists of the original application filed by Bear Branch Solar, LLC (Bear Branch) with the Maryland Public Service Commission (PSC or Commission) on April 1, 2024, and the associated Environmental Review Document (ERD); supplemental filings on May 6, 2024, October 30, 2024, and November 20, 2024; direct testimony filed on July 29, 2024. Construction and operation of the Project shall be undertaken in accordance with the license conditions. Where a license condition incorporates federal or State laws through paraphrased language and there is an inconsistency with the current State or federal laws being paraphrased, the current text of the applicable federal or State laws shall control.

1. Project Scope - The Project shall be constructed as a single-axis tracking solar photovoltaic (PV) system within the Limit of Disturbance (LOD) and approximate dimensions (surface, in total acreage, and height) described in the Application, or if applicable, otherwise incorporated in the CPCN. If the Project has a proposed revision to the Project's specifications, Bear Branch Solar shall file a request for PSC approval of the proposed revision in the PSC Docket for Case No. 9730 (Docket). Prior to filing the proposed revision with the PSC, Bear Branch Solar shall provide the proposed revision to the Power Plant Research Program (PPRP) and PSC Staff for review and comment.
2. CPCN Expiration - Construction and operation of the Project shall commence within five (5) years from issuance of the CPCN (established by the date of a final unappealable Commission Order); otherwise, the CPCN shall expire and no longer constitute authorization to construct and operate the Project, unless granted an extension by the PSC.
3. Progress Reporting – Six months following receipt of the CPCN, and every six months thereafter until the start of commercial operation, Bear Branch Solar shall file a Project update in the Docket. Each status report shall summarize the following items:
  - a. Status for any permits and approvals needed;
  - b. Status of any studies and agreements needed with the local utility for the Project's electrical system interconnection;
  - c. Expected procurement milestones for solar panels and other major equipment;
  - d. Expected date for the start of site development activities;
  - e. Expected start of commercial operation;

- f. Any change or anticipated change to the Project that will require a revision to the final CPCN conditions; and
- g. Any anticipated concern or challenge that may delay the timeframes set forth in Condition 2 “CPCN Expiration.”

Within 45 days of commercial operation, Bear Branch Solar shall file notice of commencement of commercial operation in the Docket, which completes the required reporting under this Condition.

4. Applicable Laws and Regulations – Bear Branch Solar shall construct and operate the Project in accordance with this CPCN and shall comply with all applicable local, state, and federal laws and regulations in accordance with the terms set forth in the final order issued by the PSC.
5. Final Site Plan Submittal - No less than 45 days prior to the start of construction, Bear Branch Solar shall file a Final Site Plan as approved by the local jurisdiction(s) in the Docket. The Final Site Plan shall contain all necessary Project details, including but not limited to, the selection of the final solar panels, location of all on-site utility lines and electrical connections, all proposed fencing enclosing the site, all temporary or permanent access roads and gates, all buffers and stormwater features, and all screening or other measures to be employed to minimize visibility impacts. The Final Site Plan shall also include a description of any substantial revisions to the Project since submission of the revised conceptual Site Plan filed in the Docket on October 30, 2024.
6. Project As-Built Details - No later than 90 days after the commencement of operations, Bear Branch Solar shall file in the Docket the following as-built details: engineering and construction plans for the Project, including the total acreage of the Project site, LOD and Limit of Construction (LOC); the number of PV modules installed, as well as their type, dimensions, and locations; the number and locations of all support posts for the PV modules with depth of post/pile/ground screw burial and height of the PV panels above grade. Where the as-built details are identical to those submitted with the CPCN application, Bear Branch Solar shall provide a statement to this effect and not resubmit the information.
7. Fugitive Dust Control – During construction activities, Bear Branch Solar shall take “reasonable precautions,” as described in COMAR 26.11.06.03D, to reduce the potential generation of particulate matter from unpaved roads.
8. Construction Dewatering - Consistent with Environment Article, § 5-502(e) and Natural Resources Article § 3-306 of the Maryland Code, the CPCN application is the application for a permit to appropriate or use the waters of the State. As part of this process, prior to appropriating State waters, Bear Branch Solar shall either obtain a Permit to Appropriate and Use Waters of the State (Water Appropriation Permit) in accordance with COMAR 26.17.06 or receive confirmation of an approved Notice of Exemption from the MDE Water and Science Administration. Any such Water Appropriation Permit, approved

Notice of Exemption, or modification to an existing Appropriation Permit or Notice of Exemption received by Bear Branch Solar or a successor shall be submitted to the PSC by filing in the Docket. By granting a CPCN, a permit to appropriate or use waters of the State is incorporated into the CPCN. The final CPCN will constitute the necessary Water Appropriation Permit.

9. Grading and Stormwater Management - Bear Branch Solar shall file in the docket any final plan(s) that it submits to Carroll County and MDE in connection with the Project for grading and stormwater management on the site and any permits received for such grading and stormwater management within fifteen (15) calendar days of submitting such plans or receiving such permits. In no case shall such plans include removal of topsoil from the site.
10. Sediment Control - Bear Branch Solar shall implement soil erosion and sediment control best management practices (BMPs) presented in the MDE document, *2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control* (including any updated versions of the document).
11. Vegetation Management - Bear Branch Solar shall, prior to initiation of Project construction, develop and file in the Docket a grounds management plan that includes items (a) through (g) below.
  - a. Bear Branch Solar shall manage soils inside the LOD for compaction avoidance and remediation according to the *2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control*;
  - b. A description of the grasses and other plant species to be established and maintained at the site, which shall include only native or naturalized species;
  - c. A schedule for mowing, when at all practicable, that avoids mowing activities during the nesting season of most ground-nesting birds (i.e., May through August);
  - d. A limit on grass mowing height at all times to not less than 10 inches, except in areas where this would present a fire hazard, impede required access to equipment, or interfere with agrivoltaic practices, if employed;
  - e. A protocol for managing invasive plant species, consistent with Carroll County regulations;
  - f. A plan for avoiding or minimizing the use of herbicides or pesticides at the Project site, including specific circumstances under which such substances will be used; and
  - g. Integrated Vegetation Management (IVM) protocols for establishing and maintaining self-sustaining vegetated buffers without mechanical mowing.

12. Forest Conservation – Prior to the start of construction, Bear Branch Solar shall prepare a Forest Stand Delineation as described by Natural Resources Article (NRA) §5-1604 and a Forest Conservation Plan as described by NRA §5-1605 and submit them (via electronic or U.S. mail) to Carroll County and to DNR Forest Service. Bear Branch Solar shall obtain approval for its Forest Conservation Plan from Carroll County and file it in the Docket prior to the start of construction.
13. Wildlife and Heritage Service – Bear Branch Solar shall notify and consult with the DNR Wildlife and Heritage Service (WHS) to determine appropriate actions if any rare, threatened, or endangered species are encountered during planning, construction, operation, or maintenance of this facility.
14. Surface Water, Wetlands, and Hydrology Impacts – Bear Branch Solar shall avoid, or minimize and mitigate, all direct and indirect impacts (temporary and permanent) to wetlands, watercourses, and their 100-year floodplains prior to the start of any construction activities.
  - a. Bear Branch Solar shall apply for and obtain required MDE permits for construction in or disturbance to permanent and intermittent streams, tidal and nontidal wetlands or their regulatory buffers, floodplains, drainage swales, and ditches, including but not limited to culverts installed as a result of the proposed project development;
  - b. All culverts for which Bear Branch Solar has operational responsibility shall be inspected annually for structural damage and erosion at the outfall point. Structural damage or erosion below the outfall shall be corrected as soon as practicable; and
  - c. Bear Branch Solar shall provide a minimum 10-foot vegetated setback, in which no solar panels will be placed from the top of the bank of all non-jurisdictional ditches and drainage swales.
15. Land Use - Prior to the start of construction, Bear Branch Solar shall certify to the PSC, by filing a statement in the Docket, that it has designed the facility in substantial conformity to Carroll County site plan requirements, as described in Section 158.153 of the Carroll County Zoning Regulations, to the extent not inconsistent with the concept plan as filed by the Applicant with the Commission on October 30, 2024. Bear Branch Solar shall also obtain site plan approval from Carroll County, as appropriate, and certify to the PSC that it has obtained such approval by filing a statement in the Docket. Site plan approval includes, but is not limited to, a Soil Erosion and Sediment Control Plan, Stormwater Management Plan, Exterior Lighting Plan, and Grading Plan.
16. Archeological Discoveries - If artifacts from unforeseen archeological sites are revealed and identified during construction, Bear Branch Solar, in consultation with and as approved by the Maryland Historical Trust (MHT), shall develop and implement a plan for avoidance and protection, data recovery, or destruction without recovery of such artifacts or sites. Not less than 45 days prior to construction, Bear Branch Solar shall

consult with MHT about recommended protocols regarding potential unforeseen finds on private construction sites. Bear Branch Solar shall develop a brief guidance document describing the MHT recommended response to potential finds during construction. The MHT guidance shall be attached to all applicable vendor and supplier contract documents.

17. Truck Routing and Traffic Management Plan - Prior to construction, Bear Branch Solar shall file a final Truck Routing and Traffic Management Plan in the Docket. Bear Branch Solar shall include the final Truck Routing and Traffic Management Plan in all contracts with suppliers and delivery services. The final Truck Routing and Traffic Management Plan shall include:
  - a. A statement that the Plan has been approved by the Carroll County Department of Public Works, Transportation Services Department of Carroll County Public Schools, and Maryland Department of Transportation State Highway Administration (MDOT SHA), if applicable;
  - b. Plan for avoiding or minimizing traffic impacts that restrict truck deliveries to non-peak hours;
  - c. A primary truck route that identifies the state and local roads to which commercial vehicles are delivering equipment and materials to the site will be restricted; and
  - d. A secondary truck route to be used if circumstances or conditions require construction traffic to temporarily access the Project site from state and local roads that deviate from the primary truck route.
  
18. Road Permits - Bear Branch Solar shall comply with all permit requirements for the use, crossing, access, and occupancy of state and county roads and obtain appropriate approvals from Carroll County, MDOT SHA, and other permitting agencies as necessary. Bear Branch Solar shall also comply with the MDOT SHA-specific conditions listed below.
  - a. Any heavy load access to the proposed development will require Hauling Permits to and from state roadways. Bear Branch Solar is directed to coordinate potential permitting with the SHA Office of Traffic and Safety Motor Carrier Division Chief (OOTS MCD) at 410-582-5719 or the OOTS MCD Hauling Permits Manager at 410-582-5723.
  - b. Bear Branch Solar shall coordinate with Carroll County DPW Bureau Chief of Engineering at 410-386-2157 for a Hauling Permit and route approval.
  
19. Road Damage - Prior to construction, Bear Branch Solar shall photo-document road, shoulder, and right-of-way (ROW) conditions on roads with direct access to the Project site and monitor road conditions weekly during the construction period or when it is

notified of damage or debris caused by construction vehicles. Bear Branch Solar shall comply with SHA and Carroll County bonding or similar requirements if needed. If Bear Branch Solar causes damage or deposits debris to any roadway under the authority of the MDOT SHA, it shall immediately contact (via electronic or U.S. mail) MDOT SHA District 7 Maintenance to report any damage to an MDOT SHA roadway and agree to a timeline for correcting the damages. Damage to Carroll County roads shall be reported (via electronic or U.S. mail) to the Carroll County Department of Public Works, and an agreement shall be made on a timeline for correcting the damages. Repairs to roads, shoulders, and ROWs shall conform to MDOT SHA specifications or Carroll County construction standards, as adopted by the Department of Public Works, whichever is applicable.

20. Landscape Maintenance Agreement – Bear Branch Solar shall file a copy of an executed landscaping maintenance agreement and public works agreement with Carroll County in the Docket. The landscaping maintenance agreement shall assign to the Project owner sole responsibility for the maintenance and replacement of dead plantings as needed throughout the life of the Project. Bear Branch Solar shall obtain Carroll County approval of the landscape maintenance agreement and public works agreement 45 days prior to the start of construction.
21. Landscape Surety Agreement – Bear Branch Solar shall file in the Docket, a copy of an executed surety, in the form of cash or bond to cover the replacement of plantings or associated irrigation systems for the life of the Project no less than 45 days prior to the start of construction.
22. Complaint Resolution - Bear Branch Solar or its legal successor shall develop a process to evaluate, document, and address admissible complaints related to reflective glare, visibility of structures within the LOC, fugitive dust, road damage, or noise. This process shall be in place for the life of the Project. The Project shall display signage that includes the project name and the representative's contact information for admissible complaints. The signage should be displayed at, but not limited to, the main entrance to the site. An admissible complaint shall be one formally submitted in writing to Bear Branch Solar. Bear Branch Solar shall provide the PSC with a copy of the complaint and its response to the complaint within 45 days of receipt (via electronic or U.S. mail). Bear Branch Solar's response to any written complaint shall clearly inform the aggrieved party that if not satisfied with Bear Branch Solar's response, the aggrieved party may seek relief by filing a complaint with the PSC. Any change in the representative's contact information shall be updated on the sign within 45 days.
23. Glare Analysis and Potential Mitigation - If Bear Branch Solar selects a final panel type, panel design, tracking technology, or layout other than that incorporated into the CPCN, Bear Branch Solar shall comply with the following requirements.
  - a. Bear Branch Solar shall perform a comprehensive glare analysis that must include, but is not limited to, the estimation of glare: (a) on public use and commercial airports whose final approach path is within three (3) miles of the

Project and (b) on public roads and private rights of way that are adjacent to the Project. For purposes of this condition, “final approach path” is defined as two (2) miles from 50 feet above the landing threshold using a standard three-degree glide path;

- b. Bear Branch Solar shall file the results of this glare analysis in the Docket no less than 60 days prior to the start of any construction;
  - c. If the results of the glare analysis identify that the final panel type, array design, tracking technology, or layout has materially changed the Project’s glare profile, Bear Branch Solar shall submit FAA and MAA determinations (if applicable) and proposed mitigation to PPRP for review (via electronic or U.S. mail) no less than 45 days prior to the start of construction activity. PPRP will file any revised recommended conditions within 45 days of receipt of any glare analysis submitted to comply with item (b) above; and
  - d. Bear Branch Solar shall maintain all temporary mitigation until permanent buffers provide an opaque visual barrier, which adequately mitigates unacceptable glare. Temporary mitigation shall be in conformance with all applicable state and local laws and regulations.
24. Solar PV Fire Safety – Bear Branch Solar shall design, install, and maintain the Project to meet all applicable minimum standards set forth in the National Fire Protection Association (NFPA) 70: National Electrical Code and all applicable minimum standards appropriate for ground-mounted solar facilities set forth in NFPA 1: Fire Code, or the most recent version of the NFPA as adopted by Maryland.
25. Solar PV Emergency Preparedness
- a. Bear Branch Solar shall contact (via electronic or U.S. mail) the Carroll County Department of Fire and Emergency Medical Services to establish points of contact and timely response options, facilitate emergency vehicle access throughout the site, create a consistent marking protocol for the identification of system components that require special attention during an emergency, and develop appropriate Standard Operating Procedures or Standard Operating Guidelines for addressing onsite emergencies.
  - b. Bear Branch Solar shall provide initial and periodic training to assess a solar safety event to Carroll County emergency service responders, including the volunteer fire departments likely to respond to an emergency event. The training curriculum should be available to all those likely to respond to an emergency event, and Bear Branch Solar shall coordinate and cooperate with the Carroll County Department of Fire and Emergency Medical Services to assist them in establishing a periodic training program and schedule.
26. Decommissioning

- a. Bear Branch Solar shall implement the Decommissioning Plan, filed in the Docket on November 20, 2024, and as updated periodically in accordance with paragraphs (b) and (c) of this condition (Decommissioning Plan). In this respect, Bear Branch Solar shall obtain a surety bond in the amount of not less than \$112,500 from a financial institution prior to the start of construction to ensure that decommissioning costs are not borne by the State or County at the end of the Project's useful life or in the event of abandonment of the Project. Unless Bear Branch Solar has filed a request for repowering with the PSC, the Project will be considered abandoned if there is no electric generation for sale to the grid for a period of twelve (12) consecutive months.
  - b. Bear Branch Solar shall update the Decommissioning Plan, cost estimate, and corresponding approved financial instrument every five (5) years after the PSC's approval of the first Decommissioning Plan to adjust for inflation and any other necessary changes. Bear Branch Solar shall file a request for approval of the proposed updated plan and cost estimate in the Docket and provide copies to PSC Staff and Carroll County for review prior to filing. After addressing comments from PSC Staff and Carroll County and obtaining Commission approval, Bear Branch Solar shall file the updated Decommissioning Plan and cost estimate in the Docket and execute an adjustment to the financial guarantee mechanism.
  - c. Updates to the Decommissioning Plan shall maximize component reuse and recycling, where practicable, and ensure all materials are handled in accordance with applicable federal, State, County, and local requirements. The Decommissioning Plan shall describe specific measures Bear Branch Solar will take to minimize landfilling of solar panel components. In future cost estimates, the salvage value of the panels may only be included as an offset to estimated decommissioning costs if Bear Branch Solar can provide evidence that a reuse and/or recycling market exists for such panels and the value is commercially supported. The allowable credit for panel salvage value must be limited to 85% of the documented commercial value to account for the expected panel salvage value variations over time.
  - d. Except in the event of a pending request for repowering filed with the Commission, Bear Branch Solar shall begin implementation of the Decommissioning Plan at the end of the useful life of the Project or within 12 consecutive months of non-operation (defined as not generating electricity for sale). Prior to implementation of the Decommissioning Plan, Bear Branch Solar shall notify (via electronic or U.S. mail) PSC Staff and Carroll County of its intent to decommission.
38. Project Transfer - All provisions and requirements of this CPCN shall apply to subsequent owners and/or operators of the Project. In the event of any pending change in control or ownership, the current owner/operator shall notify the succeeding owner/operator of the existence of the requirements of this CPCN by letter and shall send a copy of this letter to the PSC Staff. Information provided to the PSC Staff shall also be filed in the Docket within 45 days.

39. Current Point of Contact – Bear Branch Solar or its legal successor shall specify a representative (Representative) for Project matters, including compliance with the CPCN conditions. Bear Branch Solar or its legal successor shall file in the Docket the Representative’s contact information, including the Representative’s name, title, email address, and physical address. Any change in the Representative or to the Representative’s contact information shall be filed in the Docket within 45 days.
40. Compliance - Issues of non-compliance with CPCN conditions raised by Carroll County, PPRP, or any other party to the case shall be addressed by the Project’s Representative. Within 45 days of receiving notice, the Project’s Representative shall submit, and file in the Docket, a summary of the non-compliance issue and a statement of how Bear Branch Solar has addressed or is addressing the matter.
41. Submissions to PPRP - Informational copies of the required communications, reports, or studies referenced in the preceding license conditions shall be sent to PPRP by email (and by mail if requested) at:

Director  
Power Plant Assessment Division  
Department of Natural Resources  
Tawes State Office Bldg., B-3  
580 Taylor Avenue  
Annapolis, Maryland 21401  
E-mail: [pprp.dnr@maryland.gov](mailto:pprp.dnr@maryland.gov)