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caroline@mocoalliance.org

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Senior Conservation

Associate

kristina@mocoalliance.org



MAINTAIN AGRICULTURE AS THE PRIMARY USE OF LAND IN THE AGRICULTURAL RESERVE IN MONTGOMERY COUNTY, MARYLAND

SUPPORT THE CONDITIONAL USE PROPOSAL FROM AGRICULTURAL STAKEHOLDERS TO ALLOW SOLAR ON A CASE-BY-CASE BASIS

OUR CLIMATE DECISIONS CAN AND MUST REINFORCE – NOT DESTROY – OUR FOOD AND WATER SECURITY

January 2021

Dear Councilmembers,

Montgomery County is home to the nation's most celebrated farmland. Our County's Agricultural Reserve – a forty-year effort and model of farming on the edge of a metropolis – is 93,000 acres of land preserved for farming. Led by a coalition of farmers and advocates for local agriculture, food justice, climate justice, and clean water, the undersigned request your support to maintain agriculture as the sole primary land use in the Agricultural Reserve. This means rejecting ZTA 20-01 as written, and voting "Yes" on the Agricultural Stakeholders' Conditional Use proposal for reviewing and permitting solar installations in the Agricultural Reserve.

A well-protected Agricultural Reserve is key to food security, human health, and environmental sustainability for all residents in Montgomery County and the Chesapeake region now and in the years to come. Its 562 farms supply food and fiber, along with clean drinking water and clean air, to the Greater Washington D.C. region. The ability to grow food locally has been critical during the pandemic, while 100,000 people in Montgomery County are food-insecure. The Farm to Food Bank Program is helping farmers ramp-up the supply of healthy table crops to families in need. And local food production will become even more critical as the climate crisis worsens. At present, 5% or less of the table crops eaten in our region are grown in our region; as fuel prices increase and food supplies are disrupted, Montgomery County's need for the Ag Reserve, for the food security of its residents, will increase. All Montgomery County residents have been part of and paid for the Agricultural Reserve, and all Montgomery County residents benefit from preserving it for agriculture.

ZTA 20-01, if passed as written, will break the legal tools that have protected the Agricultural Reserve so far. The bill's current language would allow a non-

agricultural industry to be considered a “permitted use”, the same category as farming. **This will destroy the legal protections that have allowed the County to preserve this land for agriculture.** The fact that Montgomery County has maintained farming as the sole primary land use in the Ag Reserve for forty years supports the case for adhering to the Master Plan and maintaining this crucial land use commitment to agriculture. If Montgomery County now establishes large-scale solar as a co-equal permitted use for land in the Ag Reserve through this ZTA, its strongest argument against State siting of large industrial facilities will be lost, and the County will lose its control of land use in the Ag Reserve. Making solar power a conditional use instead, [as proposed by the Stakeholders](#), will allow appropriate solar projects to move forward in the Ag Reserve while retaining the County’s local control over land use. [This is the legal framework Howard County and Baltimore County have used](#), and Montgomery County must follow suit.

Smart solar siting does not require Montgomery County to rush to displace renting farmers. A sound climate response should not pit energy producers against farmers; we can choose to expand the solar industry in places where it won’t have such negative effects (including brownfields, parking lots, industrial roofs, and more) and there are many more effective methods we can use in the Agricultural Reserve that can assist the County in meeting their climate action goals - including using regenerative agriculture practices on our lands to pull carbon back into the soil. Neither Montgomery County nor the state of Maryland have completed a [comprehensive study to determine where solar can and should be optimally placed](#); communities that have done so [found more than enough appropriate sites to build solar without taking prime farmland](#).

If the Ag Reserve is opened to non-conditional solar development, this land use change will displace farmers from their land. Farmers rely on access to affordable land to rent: that’s why Montgomery County residents have invested for decades in easements, Transfers of Development Rights, and other tools to keep this valuable land affordable for farmers. But land rents being offered by the solar industry are more than 20 times higher than what many land-leasing farmers currently pay. Some of Montgomery’s tenant farmers are already losing their long-term leases, due to solar speculators’ offers to landowners. ZTA 20-01 would open 2% (1800 acres) of the land in the Ag Reserve to solar, but industry representatives have said this is only the beginning of the land they wish to access, with their aim being solar conversion of anywhere between 13,000 and 18,000 acres in the Ag Reserve. *[Reimer, Hans. Statement during July 22, 2020 Joint Planning, Housing, & Economic Development and Transportation & Environmental Committees worksession, minutes 8 to 11.]* Through the “[Land Link](#)” program of [Montgomery Countryside Alliance](#), 40 new farmers - many of them immigrants, people of color, women, and veterans - are now seeking suitable land in the Ag Reserve, with 15 landowners offering farmland; the more landlords are able to raise rents and speculate on solar development, the fewer farmers will be able to afford and access land. [Fifty-seven percent of land in the Ag Reserve is rented, not farmed by its owner](#) – so renting farmers and new farmers searching for land to rent will lose out if forced to compete for land access with the deep-pocketed solar industry.

Montgomery County should not base its zoning decisions solely on private corporations’ profit and convenience. Solar industry speculators and owners are seeking to profit from

converting “cheap farmland” to energy production, but that inexpensive farmland is not a happenstance - it is the result of the forty-year effort to create and protect the Ag Reserve to benefit farming, because producers need affordable, stable land access. By developing on this publicly-subsidized farmland instead of on available, more appropriate sites, the solar firms can increase their profits – but increasing corporate profits is not why Montgomery County has invested in preserving the Agricultural Reserve. The industry objects to the Conditional Use process because they claim it will take too much time – but that is the same process that other industrial uses that may be in the public interest, like cell phone towers or transmission lines, follow in order to use land in the Ag Reserve. Giving the solar industry a special dispensation that other industries do not have is not necessary to build solar power in Montgomery County.

We ask you to support the compromise Conditional Use amendment to the ZTA. The undersigned organizations and individuals ask you to work with the Stakeholder community to:

- Reject ZTA 20-01 as written.
- Support the compromise Conditional Use proposal instead

Montgomery County already has the [second-most solar installations in the state](#); we don't need to destroy the Agricultural Reserve to create solar power. The County can keep fighting climate change and working for environmental justice by expanding the Farm to Food Bank program, instituting a regenerative agriculture pilot program in the Agricultural Reserve, conducting a solar siting study and Smart Solar location policy, and prioritizing solar development on degraded land, brownfield, built surfaces, and industrial zones (like the 500-acre former coal plant site in Dickerson). Let's build a harmonious food and climate justice strategy that honors complementary roles for agriculture and appropriately-scaled and sited solar facilities.

For Food and Climate Justice,

Montgomery Countryside Alliance
Sugarloaf Citizens Association
Clean Water Action
Safe Skies Maryland
TALLE - Takoma Alliance for Local Living Economy
TAME Coalition (Transit Alternatives to MidCounty Highway Extended)
Divergence, LLC
Maryland Wildlife Rehabilitators Association
Preservation Maryland
Sugarland Ethnohistory Project
Landscape and Nature Discoveries
Biodiversity For A Livable Climate
Conservation Montgomery
Poolesville High School Chesapeake Bay Coalition
One Tree Club
Friends of Ten Mile Creek
Echotopia LLC
West Montgomery County Citizens Association

Environmental Justice Ministry-Cedar Lane Unitarian Universalist Church
Valley Mill Camp
Richard Montgomery High School Fishing Club
Voices MD
L & M Farm
Montgomery County Farm Bureau
Envision Frederick County
Town of Barnesville
League of Women Voters of Montgomery County
Kingsbury's Orchard
Cloverly Civic Association
Audubon Naturalist Society
Sunrise Rockville
Sunrise Einstein
Nick's Organic Farm
Sunrise Movement Frederick
Safe Healthy Playing Fields Inc
Sunrise Movement Baltimore
Cedar Lane Ecosystems Study Group
Citizens' Coordinating Committee on Friendship Heights
Seneca Creek Watershed Partners
Future Harvest - Chesapeake Alliance for Sustainable Agriculture
Shepherd's Hey Farm
Around The Mountain Farm
Darnestown Civic Association
Bethesda Chevy Chase Izaak Walton League
Muslim Voices Coalition
Montgomery County Women's Democratic Club
Montgomery County Civic Federation
Progressive Democrats of America
One Acre Farm LLC
District 1 Neighbors
Dodo Farms
Tiewyan Farms
Green Plate Catering
By Boyds Civic Association
Comus Sky Farm
Hidden Ridge Farm Flowers and Herbs
Peach Tree Pottery
Compost Crew
Potomac Oak Center and Cinnamon Hill Apiaries
Chesapeake Bay Coalition
Potomac Bridle and Hiking Trails Association
Westmoreland Citizens Association

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Thursday, July 11, 2024 10:28:55 AM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
301.495.2177



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From: Adrienne Thomas <noreply@adv.actionnetwork.org>
Sent: Wednesday, July 10, 2024 8:57 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

ZTA 20-01, the provision that allowed solar in the Reserve, was the result of lengthy stakeholder engagement. Community solar arrays approved under the ZTA are being built on less-than-prime soils, several more approved projects are paused in line by the grid operator, unable to process more requests at the speed they are coming in.

Solar developers are offering landowners 10 and 20 times what farmers pay to lease acreage - locking a new generation of diverse producers out of the only land in the county set aside for farming. The economics of the Reserve stand to be completely upended without an approach that balances how we use our finite supply of flat, sunny fields of prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

Adrienne Thomas

adrienne.thomas427@gmail.com

17069 Oxley Farm Rd

Poolesville, Maryland 20837

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/8/2024 8:21 PM

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Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

Hello - protection or diverse new local farms is something very important to me. My senior project at Poolesville High School was a documentary warning of the consequences of a lack of new generation of farmers. We need to protect our remaining farmland to make it possible for new farmers to grow food.


I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

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Alexandra Goldman
allielgoldman@gmail.com
15711 Hughes Rd
Poolesville , Maryland 20837

Attachments

File Name	File Size (Bytes)	🔄
		
There are no Attachments to show in this view. To get started, create one or more Attachments.		
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Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

8/10/2024 12:55 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

**amy truly
atruly@aol.com
12106 Jan Lane,
Silver Spring, Maryland 20904**

Attachments

File Name	File Size (Bytes)	↻
		
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From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Wednesday, July 10, 2024 5:15:22 PM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
301.495.2177



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From: Amy Wokasien <noreply@adv.actionnetwork.org>
Sent: Wednesday, July 10, 2024 3:28 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm copying and pasting what I'm supposed to write but adding in my own comments: every time we change the original Ag Reserve zoning we chip away at its' integrity. Solar farms are not farms!

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

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Amy Wokasien

awokasien@aol.com

18205 Darnestown Rd

Poolesville, Maryland 20837

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/10/2024 2:42 PM

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Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

**Ann Connor
conrfam@aol.com
17325 Soper St
Poolesville, Maryland 20837**

Attachments

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Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 3:20 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

I think there is always a path of least resistance when it comes to open and/or agricultural land. Just like it's easier to put a road thru a forest than to remake an existing road:Plus there is timber to be sold as a benefit! This is true with solar panels. It is easier to put them in agricultural land instead of existing parking lots & roof tops.

So what? The need for food, water & trees for breathing is more important. As this county continues its work to streamline development, they seem to forget these things.

**Ann Smith
annsmithscwp@gmail.com
10760 Wayridge Drive
Montgomery Village, Maryland 20886**

Attachments

File Name	File Size (Bytes)	↻
		
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0 - 0 of 0 (0 selected)		Page 1

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 2:29 PM

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Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I am writing now to reaffirm my commitment to balanced solar siting policy in Montgomery County. We arrived at that policy through much consideration and compromise. I urge you to protect the prime soils of our treasured Ag Reserve. An end run around this policy, which is what is at issue here, would surely put an end to most agriculture in our Ag Reserve, which simply can't compete with the flood of money offered by solar companies.

According to law, the Public Service Commission must give "due consideration" to municipal policies in their decisions. I am urging the county to mount the strongest defense of our master plan and zoning policies before the PSC as it considers allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.


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Sincerely,

Anne Ambler
anambler@gmail.com
12505 Kuhl Road
Silver Spring, Maryland 20902-1443

Attachments

File Name	File Size (Bytes)	
• Loading Attachment records...		
0 - 0 of 0 (0 selected)		Page 1

Email


FW: Uphold County Zoning...




Owner

 MCP...



Email

From  catherine.coello@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc


Bcc

Subject FW: Uphold County Zoning and the master plan at the PSC

Date Sent	Date Received	7/3/2024 7:37 PM
------------------	----------------------	------------------

From: Harris, Artie <Artie.Harris@mncppc-mc.org>
Sent: Wednesday, July 3, 2024 3:19 PM
To: Branda, Ilana <Ilana.Branda@mncppc-mc.org>
Cc: Coello, Catherine <catherine.coello@mncppc-mc.org>
Subject: FW: Uphold County Zoning and the master plan at the PSC

Please distribute as needed.

 A logo with text on it
 Description
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Artie L. Harris
 Chair

Montgomery County Planning Board
 2425 Reddie Dr, 14th Floor, Wheaton, MD 20902

MCP-CHAIR@mncppc-mc.org
 o: 301.495.4628

From: Anne Sturm <noreply@adv.actionnetwork.org>
Sent: Wednesday, July 3, 2024 11:56 AM
To: Harris, Artie <Artie.Harris@mncppc-mc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Please protect our food growing soil while promoting solar in the Ag. Reserve.

Thank you for your time and consideration.

Anne Sturm

annets1@aol.com

P.O. Box 341, 22120 Beallsville RD

Barnesville, Maryland 20838

Attachments


File Name	File Size (Bytes)	
image001.jpg	5,445	
image002.png	1,230	
image003.png	1,429	

image004.png	1,464
image005.png	1,482
1 - 5 of 5 (0 selected)	Page 1

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/3/2024 5:08 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I have lived on a farm in the Ag Reserve since 1980. I have objected to using any of our limited agricultural land for community solar. We should use roof tops and parking lots first. (Yes, I know it is more expensive than siting solar on bare ground.). I do not believe that Montgomery County can provide all our energy needs with wind and solar. There is nothing wrong with importing energy from other states--we already do. The developers who are spinning a tale of free energy will be long gone when these panels crack or break or need to be replaced as technology evolves. And you really need battery back-up for when the sun is not shining, like every night.

Reluctantly, I supported the compromise reached in 2021 for limited community solar in the Ag Reserve.

I'm writing now to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to


consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

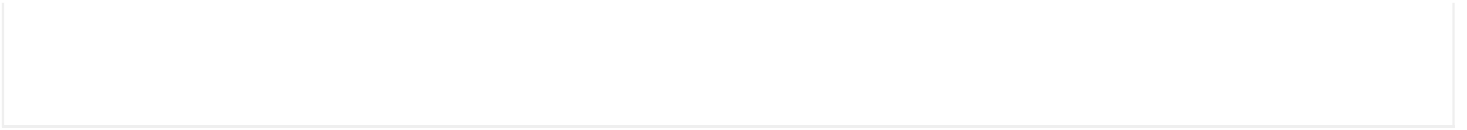
ZTA 20-01, the provision that allowed solar in the Reserve, was the result of lengthy stakeholder engagement. Community solar arrays approved under the ZTA are being built on less-than-prime soils, several more approved projects are paused in line by the grid operator, unable to process more requests at the speed they are coming in.

Solar developers are offering landowners 10 and 20 times what farmers pay to lease acreage - locking a new generation of diverse producers out of the only land in the county set aside for farming. The economics of the Reserve stand to be completely upended without an approach that balances how we use our finite supply of flat, sunny fields of prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue at the PSC.

Anne Davies
nannedavies@verizon.net
305 Old Bucklodge Lane
Boyd, Maryland 20841

Attachments

File Name	File Size (Bytes)	🔄
		
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0 - 0 of 0 (0 selected)		Page 1



Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Antoinette Hudson

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/3/2024 7:26 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.


ZTA 20-01, the provision that allowed solar in the Reserve, was the result of lengthy stakeholder engagement. Community solar arrays approved under the ZTA are being built on less-than-prime soils, several more approved projects are paused in line by the grid operator, unable to process more requests at the speed they are coming in.

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prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue at the PSC.

**Antoinette Hudson
johudson@erols.com
214 Tulip Dr
Gaithersburg, Maryland 20877**

Attachments

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Email

Good to see solar in the Ag...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Good to see solar in the Ag Reserve

Date Sent

Date Received

7/16/2024 11:20 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.


Planning Chair Artie Harris,

I'm writing to encourage the County to support solar on the Ag Reserve. In the spirit of keeping development off the Ag Reserve land, solar provides a highly valuable land use for landowners to produce energy, contribute to the region, and ensure that open space remains open.

Ben Bellows
Takoma Park

Ben Bellows
bbellows@gmail.com
6425 5TH AVE
Takoma Park, Maryland 20912

Attachments

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Email

Uphold County Zoning and th...

Owner

 MCP-C...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/10/2024 9:39 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

As farmers in the Agricultural Reserve since 1974 we are not opposed to solar. We have had 85 solar panels installed on our farm building rooftops since 2016, and plan to expand that system to generate up to 200% of our power requirements as soon as we have the cash available. On our 57 acre farm we have approximately 6 acres of pasture on class 4 soils that we would consider for ground level solar array to accomplish this if rooftop space is not sufficient. All of this would be in accordance with the compromise criteria established in the Montgomery County zoning text amendment (ZTA 20-01) for the Agricultural Reserve which allows solar and protects a viable, profitable farming culture.


I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

ZTA 20-01, the provision that allowed solar in the Reserve, was the result of lengthy stakeholder engagement. Community solar arrays approved under the ZTA are being built on less-than-prime soils, several more approved projects are paused in line by the grid operator, unable to process more requests at the speed they are coming in.

Solar developers are offering landowners 10 and 20 times what farmers pay to lease acreage - locking a new generation of diverse producers out of the only land in the county set aside for farming. The economics of the Reserve stand to be completely upended without an approach that balances how we use our finite supply of flat, sunny fields of prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

Bev Thoms
thoms.bev@icloud.com
21700 Big Woods Rd
Dickerson, Maryland 20842

Attachments

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Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/11/2024 10:40 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.


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prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

**Brad Thoms
rbradthoms@yahoo.com
21700 Big Woods Road
Dickerson, Maryland 20842**

Attachments

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Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 C Tunis

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 7:31 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I am **STRONGLY OPPOSED** to siting additional solar in the Ag Reserve. The Reserve is for agriculture! Solar should be sited on taller buildings, commercial buildings, parking garages, and parking lots where it can do good without doing harm to the environment. No trees should be harmed to produce solar energy!

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

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C Tunis
catherine.tunis@rcn.com
907 Larch Ave
Takoma Park , Maryland 20912

Attachments

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Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Carol Allen

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

8/9/2024 8:17 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.


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prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

Carol Allen
carolallen@erols.com
14320 POPLAR HILL RD
GERMANTOWN, Maryland 20874

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Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 9:01 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.


ZTA 20-01, the provision that allowed solar in the Reserve, was the result of lengthy stakeholder engagement. Community solar arrays approved under the ZTA are being built on less-than-prime soils, several more approved projects are paused in line by the grid operator, unable to process more requests at the speed they are coming in.

Solar developers are offering landowners 10 and 20 times what farmers pay to lease acreage - locking a new generation of diverse producers out of the only land in the county set aside for farming. The economics of the Reserve stand to be completely upended without an approach that balances how we use our finite supply of flat, sunny fields of

prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

CAROL DREHER
carolmalia@yahoo.com
5225 Pooks Hill Rd, Apt A-28-South
Bethesda, Maryland 20814

Attachments

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Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Carolyn Conlan

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 3:22 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

We support Montgomery County policies that balance the siting of solar generation systems with the protection of precious prime soils in our Agricultural Reserve. We strongly encourage our County’s elected officials to do the same. Please oppose the installation of two large solar arrays on prime soils in the Reserve, in conflict with County zoning.


ZTA 20-01, which allowed solar development in the Reserve, was the result of lengthy stakeholder engagement, and Community solar arrays approved under the ZTA are now being built on less-than-prime soils.

Recently, however, solar developers have been offering landowners 10 and 20 times what farmers currently pay to lease acreage to build arrays on prime soils. If allowed, this development would lock out a new generation of diverse producers from land set aside for farming. The economics of the Reserve stand to be completely upended without an approach that balances how we use our finite supply of flat, sunny fields of prime soils. Please reaffirm and take action to support the county's 40-year commitment to the Ag

**Reserve by vigorously engaging on this issue before the Public Service Commission.
Thank you.**

**Carolyn Conlan
cgconlan@rcn.com
13609 Esworthy Road
Darnestown , Maryland 20874**

Attachments

File Name	File Size (Bytes)	
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From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: solar on ag reserve
Date: Thursday, July 18, 2024 9:30:42 AM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
301.495.2177



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From: Carrie Witkop <noreply@adv.actionnetwork.org>
Sent: Thursday, July 18, 2024 8:35 AM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: solar on ag reserve

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Senior Counsel Matthew Mills,

good morning. I hope that common sense prevails when it comes to solar on the ag reserve and you do not allow building on our limited farm land. There are so many other spots to install solar arrays that we should not even consider putting them on our prime farm land. Please do not allow solar to go onto our precious ag reserve. Try the tops of new county building construction and schools... or at the side of highways. Please please take care of our ag reserve, our land and our water. All the best, Carrie and Tom Witkop

Carrie Witkop

carriewitkop@gmail.com

8827 McGregor Drive

Chevy Chase, Maryland 20815

Email

Uphold MoCo Zoning and ...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold MoCo Zoning and Master Plan @ MD Public Service Commission

Date Sent

Date Received

7/16/2024 2:33 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

Dear County Executive and County Council:

As a voter and long-time Montgomery County resident, I'm writing to endorse and reaffirm MoCo's commitment to a balanced solar siting policy that protects the prime soils of our unique and irreplaceable Agricultural Reserve. Maryland's Public Service Commission is required to give "due consideration" to municipal policies in their decisions. I'm asking that Montgomery County mount the strongest possible defense of our master plan and zoning policies as the PSC weighs allowing two large solar arrays on prime soils in the Ag Reserve, in direct conflict with county zoning.

ZTA 20-01, the provision that allowed solar in the Reserve, was the result of lengthy stakeholder engagement. Community solar arrays approved under the ZTA are being built on less-than-prime soils, while several more approved projects are paused in line by the grid operator, which is unable to keep up with the number of new requests.


Now, solar developers are offering landowners 10 to 20 times what farmers currently pay to lease acreage -- prices that will effectively lock a new generation of diverse producers

out of the only county land set aside for farming. The economics of the Agricultural Reserve will be completely upended without an approach that balances how we use MoCo's finite supply of flat, sunny fields of prime soils.

I urge you to stand firm on Montgomery County's 40-year commitment to our treasured Agricultural Reserve through strong engagement on the current solar array applications before the Maryland PSC.

Catherine Lemp
cathylemp@gmail.com
18407 Jerusalem Church Rd
Poolesville, Maryland 20837-8512

Attachments

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Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 2:46 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

Thank you for your public service. The County Council of the 1970's which established the Ag Reserve was a wise body. MoCo now imports 86% of its vegetables and fruit. If we are truly to lower emissions as the state dictates, we need to grow more of our own consumption. There are limited places to do that; the Ag Reserve is an obvious choice. If this council wants to make the Ag Reserve more effective in lowering emissions, use it for farming. If you want solar, add incentives for rooftops. It won't please the solar manufacturers, but it will lower emissions in the county in 2 ways - fewer imports and more supply of solar. Perhaps the state is more motivated by serving those who fill election coffers rather than solving emissions issues. In this period of institutional trust failure, let's not stoke the fire.

The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

ZTA 20-01, the provision that allowed solar in the Reserve, was the result of lengthy stakeholder engagement. Community solar arrays approved under the ZTA are being built on less-than-prime soils, several more approved projects are paused in line by the grid operator, unable to process more requests at the speed they are coming in.


Solar developers are offering landowners 10 and 20 times what farmers pay to lease acreage - locking a new generation of diverse producers out of the only land in the county set aside for farming. The economics of the Reserve stand to be completely upended without an approach that balances how we use our finite supply of flat, sunny fields of prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

Thank you for considering my suggestion.

Celia Martin, Bethesda resident, solar owner, weed warrior supervisor

**Celia Martin
celiavmartin@outlook.com
5326 Falmouth RD
Bethesda, Maryland 20816**

Attachments

File Name	File Size (Bytes)	
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Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 1:42 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

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prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

It is imperative that local preservation efforts, which have long term, multigenerational implications, take precedent over the short sighted goals of fast buck developers. Solar panels, I have read, have a twenty year lifespan and need replacement at that point. Farmland has no such built in overhead, ongoing expenses. We need local farms, we do not need developers and the public service comissioners overriding local plans while plenty of alternative possibilities exist.

**Charles Alexander
ch_a_alex@hotmail.com
10308 M Malcolm Circle
Cockeysville, Maryland 21030**

Attachments

File Name	File Size (Bytes)	🔄
		
<p>There are no Attachments to show in this view. To get started, create one or more Attachments.</p>		
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From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Thursday, July 11, 2024 10:29:05 AM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
301.495.2177



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From: Charlie Ugaz <noreply@adv.actionnetwork.org>
Sent: Wednesday, July 10, 2024 11:10 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Senior Counsel Matthew Mills,

As a farmer in Boyds, Md of over 50 acres in the AGRICULTURAL RESERVE... we need protection or lose farming forever in this county!

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

ZTA 20-01, the provision that allowed solar in the Reserve, was the result of lengthy stakeholder engagement. Community solar arrays approved under the ZTA are being built on less-than-prime soils, several more approved projects are paused in line by the grid operator, unable to process more requests at the speed they are coming in.

Solar developers are offering landowners 10 and 20 times what farmers pay to lease acreage - locking a new generation of diverse producers out of the only land in the county set aside for farming. The economics of the Reserve stand to be completely upended without an approach that balances how we use our finite supply of flat, sunny fields of prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

Charlie Ugaz

jakeugaz@aol.com

21730 Clarksburg Rd

Boyds, Maryland 20841

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/3/2024 7:15 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue at the PSC.

Christy Bumanis
christylb8011@gmail.com
21101 Kaul Lane
Germantown, Maryland 20876

Attachments

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Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 3:06 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.


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prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

Claire Wolfe
c_wolfe2003@yahoo.com
14305 Long Channel Drive
Germantown, Maryland 20874

Attachments

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0 - 0 of 0 (0 selected)		Page 1

Testimony from the Climate Coalition Montgomery County

Submitted by Karen Metchis

July 9, 2024

RE: Chaberton Solar Sugarloaf I LLC's Application for a Certificate of Public Convenience and Necessity to Construct a 4.0 MW Solar Photovoltaic Generating Facility in Montgomery County, Maryland

Case: Jacket., Case Number: 9726

Date Filed: 03/05/2024

The Climate Coalition Montgomery County (the Coalition) appreciates the opportunity to comment on the above referenced Certificate of Public Convenience (CPCN) application, and we trust that the PSC will seriously consider the important points we make, below. In addition to our stated positions, this letter documents the challenges to rural farming that our Coalition argues would be lost by approving the proposed projects.

Summary of Testimony, with details following:

1. The Climate Coalition Montgomery County opposes both the Chaberton Sugarloaf and Chaberton Ramiere CPCN applications which propose to install solar arrays larger than 2 megawatts in the Montgomery County Agricultural Reserve, particularly on prime Class II agricultural soils, and we request that the PSC deny both applications.
2. The Chaberton solar facilities' proposed siting on prime soil including Classes I and II, combined with standard solar construction practices, threaten to compact and strip topsoil, and threaten to destroy prime farming soil during construction.
3. The health of soils is essential to a resilient planet. In fact, the U.S. Global Change Research Program (USGCRP) warns us about the impacts of climate change on agriculture and emphasizes that preservation of soils is key to not only crop production but also to every ecosystem service that we depend upon.
4. Solar companies' offers to landowners are resulting in escalating rents and land prices, and threatening early termination of farmers' long-term leases as landowners respond to the immediate cash gain from solar firms. Solar firms have begun targeting low cost farmland by offering land rents ranging from \$1,700/acre to \$5,000/acre annually, compared with tenant farmers' average rental payments of \$120/acre.
5. The Montgomery County Agricultural Reserve stands as a national model, often cited as "the most successful farmland preservation program" in the country. It is unique and unlike any other agricultural land in Maryland and is therefore deserving of special protection.
 - a. *The Transferable Development Rights program provides tax benefits and compensation to landowners for loss of equity.*
 - b. *The Building Lot Termination Program has successfully protected against the risk of sprawl.*
 - c. *Land Link connects landowners with new farmers, helping them find affordable land for farming, but rising competition with commercial enterprises makes this more challenging.*
6. The Climate Coalition Montgomery County supports the expansion and development of solar photovoltaic (PV) and other solar energy projects throughout Montgomery County, including Smart Solar

Siting of PV facilities on rooftops, brownfields, and other already-urbanized sites, along with the continued appropriate development of PV facilities on land in the Agricultural Reserve, in balance with farming and in compliance with Montgomery County's ZTA 20-01.

7. Over-riding ZTA 20-01 enables companies to intentionally circumvent long-standing and well-honed agreements that support both solar power generation and agriculture.
8. We urge you to not allow large solar arrays to be placed on our prime agricultural Class I and II soils.

1. The Climate Coalition Montgomery County opposes both the Chaberton Sugarloaf and Chaberton Ramiere CPCN applications which propose to install solar arrays larger than 2 megawatts in the Montgomery County Agricultural Reserve, particularly on prime Class II agricultural soils, and we request that the PSC deny both applications.

The Climate Coalition Montgomery County (the Coalition) represents 20 local organizations and several individuals who work to help Montgomery County take action to achieve its climate change goals. The County's goals include reducing greenhouse gas (GHG) emissions 80% by 2027 and 100% by 2035 as well as to build resilience to impacts of climate change especially for vulnerable County residents. Achieving both goals can sometimes appear to conflict, as in the case of both Case Number 9726 (Chaberton Sugarloaf) and Case Number 9733 (Chaberton Ramiere). Weighing the balance to meet both goals requires taking a long vision, as both the reduction of GHG emissions and the building of resilience will unfold over a long horizon.

The Montgomery County Agricultural Reserve (the Reserve) is a long-standing land use plan that has been in existence for more than 40 years to protect the primacy of agriculture in this important part of the County.

In 2020/21, the County engaged a stakeholder workgroup to address a proposal to build large scale solar in the Reserve. Montgomery's Ag-Solar zoning law, Zoning Text Amendment (ZTA) 20-01, is the result of that collaboration of 60+ local and state organizations and stakeholders to craft a balanced solar policy for our Ag Reserve.

The stakeholders developed a compromise between farmers (including the American Farmland Trust), solar advocates, and the concerned community which the County Council adopted as ZTA 20-01. The ZTA allows arrays up to 200% of on-farm needs without condition. It also strikes a balance that allows up to 2 Megawatts on prime Class III soils as well as lower quality soils (IV to VII) but preserves the most precious Class I and Class II soils for the Reserve's intended goal – to preserve farmland and support farming. There are no restrictions on solar installations in Montgomery County outside of the Ag Reserve.

Spurred by ZTA 20-01, two Community solar installations have already reached the construction phase in the Reserve, along with 50+ farms installing farm accessory solar power generation facilities (e.g. on barns).¹

¹ Communication from Mike Scheffel, Montgomery County Office of Agriculture to Caroline Taylor, Montgomery Countryside Alliance.

2. *The Chaberton solar facilities' proposed siting on prime soil including Classes I and II, combined with standard solar construction practices, threaten to compact and strip topsoil, and threaten to destroy prime farming soil during construction.*

Solar industry representatives have acknowledged that topsoil management practices during the site construction phase remain a persistent challenge². Soil handling for construction of solar facilities may include stripping the topsoil and grading. The topsoil that is stripped may or may not be re-applied later. We've also learned that a sand layer may be applied to the soil at solar sites.³

We know from similar construction projects in other industries, that the underlying subsoil will be compacted in many locations by heavy construction equipment. This is a problem particularly in Montgomery County with our clay-rich subsoils of the Appalachian Piedmont. These practices tend to destroy soil structure, reduce soil carbon storage, decrease deep infiltration of rainwater; decrease groundwater recharge, and emit soil carbon to the atmosphere.

3. *The health of soils is essential to a resilient planet. In fact, the U.S. Global Change Research Program (USGCRP) warns us about the impacts of climate change on agriculture and emphasizes that preservation of soils is key to not only crop production but also to every ecosystem service that we depend upon.*

Climate change—especially shifts in precipitation, air temperature, and soil moisture—is disrupting agricultural production and food systems and is projected to reduce the availability and affordability of nutritious food. Impacts are distributed unevenly, with farmworkers, subsistence-based communities, and rural populations facing increasing risks. Opportunities that leverage agroecological approaches can limit emissions from agriculture and improve the resilience of rural communities.

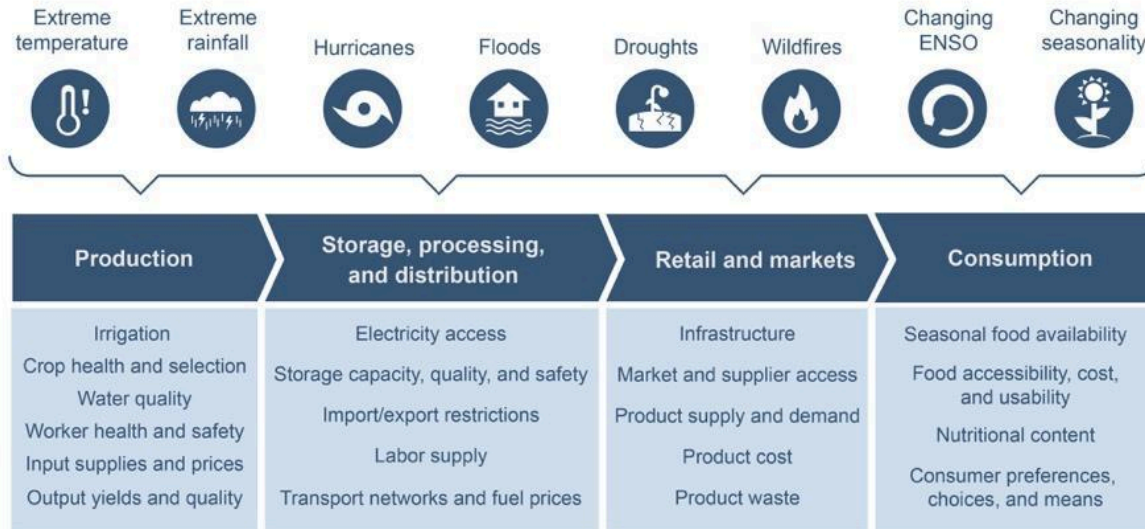
[\(https://nca2023.globalchange.gov/chapter/11/\)](https://nca2023.globalchange.gov/chapter/11/)

USGCRP has documented trends and indicators of the nationwide challenges as both rural and urban communities struggle to be resilient to the effects of climate change, and documents the challenges to rural farming that our Coalition argues would be lost by approving the proposed projects. Local agriculture is increasingly important considering the climate-driven losses of productive farming elsewhere, including losses in California and Florida.

²https://www.chesapeake.org/stac/wp-content/uploads/2024/01/FINAL_Report_Solar-Development_24_001-1.pdf

³ <https://www.reuters.com/info-pages/transcript/9356e138-03f8-11ef-a782-874084676f9d/>

Example Effects of Climate Change on the Food Supply Chain



Climate change has cascading and compounding effects on all stages of the food supply chain. Extreme events fueled by climate change (first row, icons) can affect each stage of the food supply chain (second row, dark blue), resulting in compounding and cascading effects on the food system (third row, light blue).

Adapted with permission from Davis et al. 2021.

<https://nca2023.globalchange.gov/chapter/11/#fig-11-10>

Furthermore, the USGCRP has underscored that preservation of soils is key to not only crop production but also to every ecosystem service that we depend upon.⁴

- Solar companies' offers to landowners are resulting in escalating rents and land prices, and threatening early termination of farmers' long-term leases as landowners respond to the immediate cash gain from solar firms. Solar firms have begun targeting low cost farmland by offering land rents ranging from \$1,700/acre to \$5,000/acre annually, compared with tenant farmers' average rental payments of \$120/acre.*

Approving the Chaberton projects opens the floodgate to expanding the footprint and market presence of solar firms in the Reserve. Small and start-up farmers seeking to rent land have already been hurt, by forcing them to compete with deep-pocket solar firms for the few available farm leases. *(See Appendix I for samples of offer letters.)*

This influx of lucrative solar lease offers in the Reserve over the past several years, has contributed to a dearth of farmland for lease at any price; has discouraged small start-up farmers when they can't find affordable land for lease and has displaced existing farmers through rising land rents and loss of land access when leases are terminated or simply not renewed. It is this twin need – to preserve our prime soils and to expand - not erode - the vibrancy of our farming economy here including land access for start-up farmers, that drives our concern and the reason why we oppose the Chaberton facilities' proposals.

⁴ <https://nca2023.globalchange.gov/chapter/11/-fig-11-2>

5. The Montgomery County Agricultural Reserve stands as a national model, often cited as “the most successful farmland preservation program” in the country. It is unique and unlike any other agricultural land in Maryland and is therefore deserving of special protection.

According to the Agricultural Services Division of the Montgomery County Department of Economic Development: “The majority of Montgomery County farms are family-run operations, many reaching back several generations.” Fifty percent of the county’s farmers work full time in farming and 10,000 people are employed in farming enterprises.⁵

Three programs in particular support landowners and agriculture.

- a. The Transferable Development Rights program provides tax benefits and compensation to landowners for loss of equity.

Before the Reserve was created in 1980, the density for land that is now the Reserve allowed one dwelling unit per five acres of land. Following establishment of the Reserve, density limits were reduced to allow one dwelling unit per 25 acres. To compensate landowners for this loss of equity, the County established the Transferable Development Rights (TDR) program. The TDR program is a zoning mechanism that grants property owners in the Reserve one development right for each five acres of land. Property owners can then receive compensation by selling TDRs to landowners or developers who can use them to develop at a higher density in designated areas elsewhere in the County (see [map](#)).

To receive compensation through the TDR program, property owners must first create a TDR, then sell the TDR to another party to achieve increased residential density in another part of the County, and grant a perpetual easement to the County that severs that development right from the property. A property owner may sell a single TDR for each five acres of land, minus one TDR for each existing dwelling unit on the AR zone property. Property owners in the Reserve that have participated in the TDR program have been paid to keep their land in open space/agriculture and were required to grant a perpetual easement to the County that severs that development right from the property.

Furthermore, property owners in the Reserve are taxed at a lower rate than residential and commercial properties elsewhere in the County. This agricultural use assessment allows a property in the Ag Reserve to be taxed at the agricultural rate, rather than the “highest and best use” rate (i.e., residential). This lower property tax rate helps to keep farming affordable in Montgomery County and benefits farmers; however, it means other property owners outside the Reserve must make up the difference (in addition to bearing the burden of greater development density from the TDR program). This is an equity issue in which some County residents bear more of the cost than those in the Reserve. This is understandable if it is in service to agreed-upon County policy. That would not be the case if the PSC overrides County policy. Thus, if Reserve property owners are allowed to have solar arrays inconsistent with ZTA 20-01 and receive the considerable lease payment income, out of fairness they should not be allowed to enjoy the lower agricultural use assessment and perhaps should pay a higher tax assessment.

⁵ See: <https://www.montgomerycountymd.gov/agservices/ag-facts.html>

b. [The Building Lot Termination Program has successfully protected against the risk of sprawl.](#)

In 2008, the County also established a Building Lot Termination (BLT) program to further limit non-agricultural residential development in the Reserve.⁶ Without the TDR program, the Reserve would have developed into “ranchette” suburban sprawl (one house per five acres) and there would be little agriculture in the County today. Changes that allow non-agricultural uses will set a precedent that could ultimately result in the loss of open space and agriculture forever.

c. [Land Link connects landowners with new farmers, helping them find affordable land for farming, but rising competition with commercial enterprises makes this more challenging.](#)

[Land Link](#) matches emerging farmers with farmland here in our Reserve - but competition from deep-pocket non-farming entities including solar firms, is already taking available farm leases and squeezing farmers out. We must alleviate this situation and help more emerging farmers start up farms here - not open the door wider to stiffer competition from large-scale solar in the Reserve, which will further drive up farmland prices and farmland rents, and would further reduce the number of small farms available for lease.

The net result of the proposed Chaberton projects would be to expand and accelerate the loss of existing small producing farms in the Reserve and discourage new start-up farms; such losses would be particularly devastating to high-skill/low-wealth farmers from diverse communities.

Over the past few years, about 40 farmers seeking to come to Montgomery County to farm applied through Land Link for help in accessing available land, many of them women, people of color, veterans, and immigrants. Since 2011, Land Link has matched over 500 acres of local farmland with new and expanding farmers. With 12 - 20 farmers applying to access land through Land Link each year but only about 4 landowners offering land each year, many applicant farmers are waiting longer than a year to find the right place, and often are taking land that is less suitable than desired. Some new farmers, discouraged by the lack of available land for affordable lease terms, have given up the search for farmland here and are looking at other counties in Maryland. We can turn this situation around by doing more to support land access for new and expanding farmers, including enforcing ZTA 20-01 that strikes the right balance between farming and local food production and production of solar energy in the Reserve.⁷

Please see these sites for more on the history and management of the Montgomery County Agricultural Reserve: <https://www.mocoalliance.org/history-of-the-ag-reserve.html> and <https://montgomeryplanning.org/planning/agricultural-reserve/>

⁶ see https://www.montgomerycountymd.gov/OLO/Resources/Files/2023_reports/OLOREport2023-1.pdf

⁷ Email on Land Link statistics from MCA staff member Kristina Bostick to Diane Cameron, 6/18/2024: Out of the 40 *farmers applying for land*, the number of who have found a farm here to lease varies each year, but we are making an average of 3 matches per year (between 12 and 20 farmers apply each year). Over the past 5 years we average a 15-20% match rate. *Landowners* joining the program are far more anemic - an average of 4 join per year - making the case for keeping the playing field level with competing uses. That being said, many [farmers] are waiting longer than a year to find the right place and often are taking land that is less suitable than desired (size, water, ability to have housing, livestock).

6. The Climate Coalition Montgomery County supports the expansion and development of solar photovoltaic (PV) and other solar energy projects throughout Montgomery County, including Smart Solar Siting of PV facilities on rooftops, brownfields, and other already-urbanized sites, along with the continued appropriate development of PV facilities on land in the Agricultural Reserve, in balance with farming and in compliance with Montgomery County’s ZTA 20-01.

When it comes to proposed land use changes to our Reserve, we believe energy solutions must be weighed against other important climate change considerations and values, e.g., local food and fiber production, clean groundwater and surface water supplies, cooling and cleansing the air, biodiversity, and sequestration of carbon in soils.

The American Farmland Trust has developed principles for Smart Solar Siting that we support for Montgomery County: (1) accelerate renewable energy development through prioritizing of solar siting on the built environment (e.g. already-urban sites) and brownfield sites; (2) strengthen farm viability; and (3) safeguard land for farming and ranching.^{8,9}

Montgomery County is still in the beginning stages of solar PV adoption in our urban and suburban areas, with 3% of homes in the county installing rooftop solar as of 2021 (i.e., of more than 300,000 homes in Montgomery County, about 8,400 had solar panels on their rooftops as of 2021¹⁰); and is likely closer to 5% in 2024. The potential for smart solar siting remains otherwise largely untapped.¹¹ Rather than easily yield to demands to open up the Reserve to solar, we urge the State of Maryland to increase incentives and technical support for Smart Solar Siting projects in urban areas.

7. Over-riding ZTA 20-01 enables companies to intentionally circumvent long-standing and well-honed agreements that support both solar power generation and agriculture.

It concerns us that the PSC is considering overriding the County’s zoning in favor of private companies seeking opportunistic loopholes that undermine intended social benefit. It would set a dangerous precedent whereby protections adopted by one part of government for a social benefit are taken away by another part.¹² Once this precedent is set, other parties who disagree with County zoning will seek to have it overridden by another part of government – and perhaps more insidious is the likelihood that solar companies will circumvent ZTA 20-01 by ensuring their installations are greater than 2MW. In fact, the Chaberton Ramiere CPCN application boldly notes:

“The Project being developed by Chaberton Solar Ramiere LLC will satisfy all land use and zoning requirements established by the County with the exception of the prohibition of Solar Collection Facilities on class I/II soils and greater than 2 MW AC in the Agricultural

⁸ Montgomery County ranks second in the state behind Prince George’s County for both the number of solar facilities and solar capacity (MWs) (see PSC [Renewable Energy Portfolio Standard Report - Data for Calendar Year 2022](#), pps 36-37).

⁹ Smart Solar Siting: See [smart solar](#) and

https://farmland.org/wp-content/uploads/2023/02/AFT_Smart-Solar-Handout-General-D.pdf

¹⁰ <https://marylandmatters.org/2021/07/23/county-adds-tool-for-one-day-processing-of-solar-panel-permits/>

¹¹ 2020 DEP presentation titled "Solar in Montgomery County",

<https://www.montgomerycountymd.gov/climate/Resources/Files/climate/solar-presentation-2-26-20.pdf>

¹² Sadly, we saw the Governor and General Assembly take away the PSC’s power to review back-up generators at data centers. Data centers are high energy demand facilities and diesel generators emit greenhouse gases - trends that are in themselves contrary to the need to control greenhouse gases.

Reserve. Development of the Project began as early as 2020 and was originally intended to be a 1 MW AC project prior to the County's Zoning Text Amendment. As the project size was increased for the CPCN submission, the project premises have not been expanded."

This strategy was corroborated in a presentation by **Lightstar (Solar +Farming Maryland** <https://mda.maryland.gov/Documents/11.29.23%20Solar%20Summit%20Presentation%20.pdf>) at the Maryland 2023 Agri-Solar Summit:

- In Maryland, community solar projects are less than or equal to 5 megawatts. Agrivoltaics can co-locate up to 10MW.
- Permitting occurs through the Public Service Commission (PSC) for projects above 2MWs to obtain a Certificate of Public Convenience and Necessity (CPCN).
- Below 2 MWs may permit locally or elect to permit via the PSC if project does not conform to local law.
- *County-level permitting is extremely restrictive in some areas. Many developers are now exclusively using the PSC process.*

8. [We urge you to not allow large solar arrays to be placed on our prime agricultural Class I and II soils.](#)

We ask the PSC to recognize the critical importance of the need to "preserve the Reserve" in its entirety and for its initial purpose. Maryland-National Capital Park and Planning Commission's prescient first sentence of the first goal of its 1964 land use plan¹³ states: "Land should be treated as one of our most precious possessions, using efficiently what we need..., and conserving the [Reserve] for the unforeseeable future." The most prudent stewardship of this otherwise unforeseeable future is to keep the Reserve for farming, both for the land and for the expertise of its caretakers.

Respectfully,

The Climate Coalition Montgomery County - signatories to this testimony

Ask the Climate Question (ACQ)
Biodiversity for a Livable Climate
Environmental Justice Ministry Cedar Lane Unitarian Universalist Church
Ecosystems Study Group
Green Sanctuary Committee of the UU Church of Silver Spring
Montgomery Countryside Alliance
Safe Healthy Playing Fields
Sugarloaf Citizens' Association
Transit Alternatives to Midcounty Highway Extended (TAME) Coalition
The Climate Mobilization MoCo (TCM)
Takoma Park Mobilization – Environment Committee (TPMEC)
Zero Waste Montgomery County

¹³ <http://montgomeryplanning.org/planning/master-plan-list/general-plans/wedges-corridors-general-plan-1964/>

Appendix I: Sample Offer Letters

THE LAND GROUP
133 East Main Street | Salisbury, MD 21801 | 410-338-7070 | www.thelandgroup.com

July 20, 2012

Subject: [Redacted]

Dear [Redacted],

My company is looking for experienced solar developers. Public Energy, Inc. has several undeveloped solar projects in the area of Salisbury, MD. We are looking for someone to develop these projects. The project size we are looking for is approximately 10-15 acres, which would mean approximately 10-15 MW of solar. Based on our needs, we require a suitable candidate to assist a project.

These projects will pay you a minimum of \$2000 per acre annually.

There are no costs to you to find a solar project on our land. The developer will pay for all studies, permitting, infrastructure, construction, the long-term operations, and removal costs. The solar project components are based separately from the property, and the developer will pay all equipment, fuel, maintenance, and other operations costs. Upon the start of the project, I will ensure the correct zoning of the solar farm.

Once completed, solar projects normally operate between 25 and 30 years, so having the best solar contract is important. I will ensure that you have a contract that generates a reliable source of income.

If you have any questions, please contact me at 410-338-7070. Our team has developed solar farms and we are looking for people to meet with you at your convenience. Thank you for your time and consideration.

Best regards,
Boris J. Miller

PADDLE ENERGY We Sell Div!

TotalEnergies

August 2012

Dear [Redacted],

The state of Maryland is in the process of passing several key pieces of legislation regarding the development of community solar farms throughout the state. These solar farms include the installation of solar panels directly on the ground and typically occupy 20-40 acres of land. The electricity that community solar farms generate is delivered directly to a group of great and good customers and businesses in the region.

In consideration of the pending legislation, I am reaching out to you on behalf of TotalEnergies, a global energy company with a renewable energy development portfolio of 20 MW in the US and a \$100 million market cap.

TotalEnergies is looking for solar farmers and other individuals to help us acquire solar farms. The most attractive part of the project is a private portfolio. We offer lease rates between \$1,200 and \$1,500 per acre per year. Acquisition on a lease basis is the most attractive part of the project.

TotalEnergies

Dear [Redacted],

The state of Maryland is in the process of passing several key pieces of legislation regarding the development of community solar farms throughout the state. These solar farms include the installation of solar panels directly on the ground and typically occupy 20-40 acres of land. The electricity that community solar farms generate is delivered directly to a group of great and good customers and businesses in the region.

In consideration of the pending legislation, I am reaching out to you on behalf of TotalEnergies, a global energy company with a renewable energy development portfolio of 20 MW in the US and a \$100 million market cap.

TotalEnergies is looking for solar farmers and other individuals to help us acquire solar farms. The most attractive part of the project is a private portfolio. We offer lease rates between \$1,200 and \$1,500 per acre per year. Acquisition on a lease basis is the most attractive part of the project.

TotalEnergies

onCORE SOLUTIONS

March 21, 2012

Dear [Redacted],

onCORE Solutions is looking for solar farmers and other individuals to help us acquire solar farms. The most attractive part of the project is a private portfolio. We offer lease rates between \$1,200 and \$1,500 per acre per year. Acquisition on a lease basis is the most attractive part of the project.

onCORE SOLUTIONS

Suncoode Energy

Suncoode Energy develops solar power projects in the Suncoode area. We are looking for solar farmers and other individuals to help us acquire solar farms. The most attractive part of the project is a private portfolio. We offer lease rates between \$1,200 and \$1,500 per acre per year. Acquisition on a lease basis is the most attractive part of the project.

Benefits from a 20-acre Solar Farm

- 13,500 kWh of electricity per year
- 20,000 kWh of electricity per year
- 25,000 kWh of electricity per year
- 30,000 kWh of electricity per year
- 35,000 kWh of electricity per year
- 40,000 kWh of electricity per year
- 45,000 kWh of electricity per year
- 50,000 kWh of electricity per year
- 55,000 kWh of electricity per year
- 60,000 kWh of electricity per year
- 65,000 kWh of electricity per year
- 70,000 kWh of electricity per year
- 75,000 kWh of electricity per year
- 80,000 kWh of electricity per year
- 85,000 kWh of electricity per year
- 90,000 kWh of electricity per year
- 95,000 kWh of electricity per year
- 100,000 kWh of electricity per year

Call today! (443) 486-1269

EMERSON ENERGY

September 20, 2012

Subject: [Redacted]

Dear [Redacted],

EMERSON ENERGY is looking for solar farmers and other individuals to help us acquire solar farms. The most attractive part of the project is a private portfolio. We offer lease rates between \$1,200 and \$1,500 per acre per year. Acquisition on a lease basis is the most attractive part of the project.

EMERSON ENERGY

TotalEnergies

Feb 1, 2012

Dear [Redacted],

TotalEnergies is looking for solar farmers and other individuals to help us acquire solar farms. The most attractive part of the project is a private portfolio. We offer lease rates between \$1,200 and \$1,500 per acre per year. Acquisition on a lease basis is the most attractive part of the project.

TotalEnergies

WESTERN LAND SERVICES

November 20, 2012

Subject: [Redacted]

Dear [Redacted],

Western Land Services is looking for solar farmers and other individuals to help us acquire solar farms. The most attractive part of the project is a private portfolio. We offer lease rates between \$1,200 and \$1,500 per acre per year. Acquisition on a lease basis is the most attractive part of the project.

WESTERN LAND SERVICES

AMERESCO

Solar Development Opportunity for You!

AMERESCO is looking for solar farmers and other individuals to help us acquire solar farms. The most attractive part of the project is a private portfolio. We offer lease rates between \$1,200 and \$1,500 per acre per year. Acquisition on a lease basis is the most attractive part of the project.

AMERESCO

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/3/2024 9:12 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve.

We have tons of parking lots and roofs that could have solar panels on them, but they want to use farmland instead. Laziness and shortsightedness

Come on, let's have some more urban development of solar instead of wasting our farmland to do this just because it's an easier easier thing to do Perhaps Perhaps not There are many examples nationally and throughout the globe where people have integrated solar With urban environments To the benefit of all involved

The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

ZTA 20-01, the provision that allowed solar in the Reserve, was the result of lengthy stakeholder engagement. Community solar arrays approved under the ZTA are being built

on less-than-prime soils, several more approved projects are paused in line by the grid operator, unable to process more requests at the speed they are coming in.

Solar developers are offering landowners 10 and 20 times what farmers pay to lease acreage - locking a new generation of diverse producers out of the only land in the county set aside for farming. The economics of the Reserve stand to be completely upended without an approach that balances how we use our finite supply of flat, sunny fields of prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue at the PSC.


We need the ag reserve far more than the PSC needs to put solar panels on our productive farm fields

There are lots of other alternatives

Protect the Ag reserve

Constance Bevitt
cbevitt3@yahoo.com
11215 watermill lane
silver spring, Maryland 20902

Attachments

File Name	File Size (Bytes)	🔄
		
<p>There are no Attachments to show in this view. To get started, create one or more Attachments.</p>		
0 - 0 of 0 (0 selected)		Page 1



Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 David Bowen

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 5:40 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

Simply put, this case seeks to undo the 2021 compromise allowing solar development of subprime soils within Montgomery County's Agricultural Reserve. Allowing these runs counter to the letter and intent of the Agricultural Reserve -- the preservation of agricultural lands and open space in Montgomery County.

Please ask the at Maryland PSC reject Case Nos. 9726 and 9733.

**David Bowen
OYAATL@GMAIL.COM
23720 Old Hundred Road
Dickerson, Maryland 20842**

Attachments

File Name	File Size (Bytes)	
• Loading Attachment records...		
0 - 0 of 0 (0 selected)		Page 1

Beall, Mark

From: Butler, Patrick
Sent: Monday, August 19, 2024 7:46 AM
To: Beall, Mark
Subject: FW: Uphold County Zoning and the master plan at the PSC

From: David Rodgers <david.rodgers@starpower.net>
Sent: Friday, August 16, 2024 6:26 PM
To: Butler, Patrick <patrick.butler@montgomeryplanning.org>
Subject: Uphold County Zoning and the master plan at the PSC

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Up County Planning Chief Patrick Butler,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

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We should only approve community solar development on non-prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

David Rodgers
david.rodgers@starpower.net

7310 Hilton Ave.
Takoma Park, MD

▪

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Thursday, July 11, 2024 4:49:19 PM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
301.495.2177



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From: David Salkeld <Davidjr@willardpackaging.com>
Sent: Thursday, July 11, 2024 4:28 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Solar developers are offering landowners 10 and 20 times what farmers pay to lease acreage - locking a new generation of diverse producers out of the only land in the county set aside for farming. The economics of the Reserve stand to be completely upended without an approach that balances how we use our finite supply of flat, sunny fields of prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

David Salkeld

Davidjr@willardpackaging.com

26800, Clarksburg Rd

Damascus , Maryland 20872

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Wednesday, July 10, 2024 9:58:00 AM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
301.495.2177



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From: Deela Dicello <noreply@adv.actionnetwork.org>
Sent: Wednesday, July 10, 2024 9:04 AM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

Please preserve MoCo's prime farmland!

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

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Thank you,
Deela Dicello, DVM, M.Ed.

Deela Dicello
deeladicello@gmail.com
9810 Posterity Lane
Montgomery Village, Maryland 20886

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 2:18 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Deirdre Smith
farmerdms@gmail.com
1117 Greenspring Valley Road
Lutherville, Maryland 21093

Attachments

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From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Cc: [Butler, Patrick](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Saturday, July 6, 2024 12:18:01 PM
Attachments: [image001.png](#)

I'm just going to start forwarding all these to you to make sure they end up in the Record. I apologize for any duplication, but the last thing anyone needs is for something to have been sent to me but no one else (for whatever reason) and not ending up in the master correspondence file, even though every email is identical.

Thanks again for all your help,
Matt

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
301.495.2177



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From: Delilah Seaman <noreply@adv.actionnetwork.org>

Sent: Friday, July 5, 2024 3:23 PM

To: Mills, Matthew <matthew.mills@mncppc.org>

Subject: Uphold County Zoning and the master plan at the PSC

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Delilah Seaman

delilahsea222@gmail.com

5306 Yorktown Rd

Bethesda, Maryland 20816

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/19/2024 2:39 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

**Diane Yendrey
dyendrey98@gmail.com
24011 Old Hundred Rd.
Comus, Maryland MD. 20842**

Attachments

File Name	File Size (Bytes)	↻
		
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Email

To all our County and Sate ...

Owner

 MCP...



Email

From

 Peter Eeg

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

To all our County and Sate officials. Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/5/2024 12:19 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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**Dr. Peter Eeg
laserveteeg@netzero.net
16400 W Old Baltimore Rd
Boys, Maryland 20841**

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Email

County Zoning. Selling far...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

County Zoning. Selling farmable land to solar developers.

Date Sent

Date Received

7/16/2024 11:36 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Edna Nemeth
ednanemeth@gmail.com
11010 Edison Rd
Potomac, Maryland 20854

Attachments

File Name	File Size (Bytes)	↻
		
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From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Thursday, July 25, 2024 11:47:29 AM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
301.495.2177



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From: Elizabeth W Whitehead <noreply@adv.actionnetwork.org>
Sent: Thursday, July 25, 2024 11:42 AM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning. Please do not permit solar panels to be erected on USDA Class I & II soils, which are clearly best suited for growing food.

In addition, when permitting solar panels to be erected on less-prime soils, please consider requiring that food be grown under the solar panels, which must be built taller to allow this. This is being done with great success in Colorado and states in the middle and northeastern part of our country. It requires a different kind of farming but makes excellent double use of the land.

ZTA 20-01, the provision that allowed solar in the Reserve, was the result of lengthy stakeholder engagement. Community solar arrays approved under the ZTA are being built on less-than-prime soils, several more approved projects are paused in line by the grid operator, unable to process more requests at the speed they are coming in.

Solar developers are offering landowners 10 and 20 times what farmers pay to lease acreage - locking a new generation of diverse producers out of the only land in the county set aside for farming. The economics of the Reserve stand to be completely upended without an approach that balances how we use our finite supply of flat, sunny fields of prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

Elizabeth W Whitehead

mtnmama27@hotmail.com

530 Leaning Oak St

Gaithersburg MD, Maryland 20878

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/10/2024 3:12 PM

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Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

Protect prime farm land when siting commercial projects in an area supposed to be reserved for Ag use.

We have plenty of asphalt parking lots which could use solar umbrellas in this heat.

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Erika Bucciantini
erikabucciantini@gmail.com
22014 Dickerson Rd
Dickerson , Maryland 20842

Attachments

File Name	File Size (Bytes)	🔄
There are no Attachments to show in this view. To get started, create one or more Attachments.		
0 - 0 of 0 (0 selected)		Page 1

From: [Butler, Patrick](#)
To: [Mills, Matthew](#); [Beall, Mark](#); [Penn, Joshua](#)
Subject: FW: Request to testify- Case Number : 9726 - Chaberton Solar Sugarloaf I LLC.
Date: Tuesday, July 9, 2024 9:05:28 PM

FYI. Let's discuss in the morning.

From: Jim Ballard <comusmail-yahoo@yahoo.com>
Sent: Tuesday, July 9, 2024 4:02 PM
To: Butler, Patrick <patrick.butler@montgomeryplanning.org>
Subject: Fw: Request to testify- Case Number : 9726 - Chaberton Solar Sugarloaf I LLC.

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----- Forwarded Message -----

From: karen metchis <karen.metchis@gmail.com>
To: Jim Ballard <comusmail-yahoo@yahoo.com>
Sent: Tuesday, July 9, 2024, 03:33:28 PM EDT
Subject: Re: Request to testify- Case Number : 9726 - Chaberton Solar Sugarloaf I LLC.

They might still accept it. Send to Patrick butler MNCAPPc also.

Sent from my iPhone

On Jul 9, 2024, at 3:00 PM, Jim Ballard <comusmail-yahoo@yahoo.com> wrote:

I probably didn't get it in on time. It was due at noon. I wasn't aware of that deadline until I read some of the other correspondence. I assumed I had till COB since I am not planning to submit anything more than I've already written in my email. I'm happy to light a fire after hours for everybody to start trying to put out. It's not like the judge can ignore my issue. It is going to come back to bite her and Chaberton if she does.

- Jim

On Tuesday, July 9, 2024 at 02:07:57 PM EDT, karen metchis <karen.metchis@gmail.com> wrote:

Excellwnt!
Sent from my iPhone

On Jul 9, 2024, at 1:39 PM, Jim Ballard <comusmail-yahoo@yahoo.com> wrote:

----- Forwarded Message -----

From: Jim Ballard <comusmail-yahoo@yahoo.com>

To: psc.pulj@gmail.com <psc.pulj@gmail.com>

Sent: Tuesday, July 9, 2024, 01:32:29 PM EDT

Subject: Request to testify- Case Number : 9726 - Chaberton Solar Sugarloaf I LLC.

I would like to be added to the list of those testifying on the following:

Case Number : 9726
Hearing Date July 10
Chaberton Solar Sugarloaf I LLC.

I am a 100 percent rooftop solar powered Potomac Edison rate payer served off the same electrical distribution system that Chaberton Solar Sugarloaf intends to use and am concerned that it will negatively impact me as a rate payer and a solar energy generator.

I am a retired 23 year-FERC electrical engineering subject matter expert with much power interconnection experience (policy development and litigation). The Chaberton Sugarloaf proposal is incomplete as submitted and thus far amended and it is therefore premature for CPCN evaluation by the PSC.

All Chaberton Solar Interconnection Study Results have not been Received and/or the associated Addendums have not been filed with the results of the System Impact and Load Studies as required and recommended by the Received and Filed Feasibility Study.

Detailed cites for the recommended and required Impact and Load Studies are described below.

Please refer to the Cover Page of Appendix H, Interconnection Study, (Addendum to File with Results Once Received).

Please refer to the following excerpts from "FE Distributed Generation Study For Chaberton Solar Sugarloaf 1, LLC GEN-CS 9150 Project, November 2023, (Revised 01/02/2024)" provided as an Addendum to Appendix H:

a. Power Flow Analysis

... based on a contingency review that was performed to identify the facility loadings and/or voltage conditions that violate the FE Planning Criteria and are attributable to this project. The results of the power flow analysis found that the proposed 34.5 kV generation addition does not contribute to any new thermal or voltage violations to the system however, a detail load study is required for the deliverability of the 4.024 MW project generation. (Emphasis added)

b. System Protection Analysis

The applicant is solely responsible for protecting its own equipment in such a manner that electrical faults or other disturbances on the FE system do not damage its equipment. An analysis was conducted to assess the impact of the 4.024 MW Project on the system protection requirements in the area. The results of the system protection analysis found that a detail load study is required for the deliverability of the GEN-CS-9150 project generation. (Emphasis added)

c. Summary

... A more detailed review of the connection facilities and their cost may be identified in a System Impact Study. Further note that the cost estimate data contained in this document should be considered as only rough order of magnitude since it was produced without a detailed engineering design. (Emphasis added)

Thank you,

James S. Ballard
17401 Ryefield Ct.
Dickerson, MD 20842
301-642-2175

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Tuesday, August 13, 2024 8:55:44 AM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
301.495.2177



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From: Maryann Brondi <noreply@adv.actionnetwork.org>
Sent: Friday, August 9, 2024 6:33 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Maryann Brondi

maryann_brondi@hotmail.com

8605 Hempstead Ave

Bethesda, Maryland 20817

From: [Mills, Matthew](#)
To: [Butler, Patrick](#); [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Monday, August 19, 2024 10:31:20 AM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
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From: Maureen Malloy <noreply@adv.actionnetwork.org>
Sent: Tuesday, August 13, 2024 9:01 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Maureen Malloy

maureen.a.malloy@gmail.com

136 Fleetwood Terr

Silver Spring , Maryland 20910

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Tuesday, July 16, 2024 9:35:54 AM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
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2425 Reedie Drive – 14th Floor
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From: Megan Barbour <noreply@adv.actionnetwork.org>
Sent: Tuesday, July 16, 2024 9:26 AM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Additionally, there is NO reason that viable Ag land needs to be used for this. Why not put them on top of buildings in our many CBD areas? Or put up covers over parking lots at grocery stores or other large parking areas and put panels on top of those? Please stop the continual assault on our Ag land!!!

Megan Barbour

half_shekel@yahoo.com

18325 Barnesville Rd

Barnesville, Maryland 20838

From: [Butler, Patrick](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Saturday, August 10, 2024 8:52:11 AM

From: Patricia Hermans <noreply@adv.actionnetwork.org>
Sent: Saturday, August 10, 2024 8:30 AM
To: Butler, Patrick <patrick.butler@montgomeryplanning.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Up County Planning Chief Patrick Butler,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Patricia Hermans
pathermans@verizon.net
19622 Bruner Way
Poolesville, Maryland 20837

1

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Thursday, July 25, 2024 2:59:44 PM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
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From: Sandra Cepaitis <slcep@msn.com>
Sent: Thursday, July 25, 2024 2:41 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Sandra Cepaitis

slcep@msn.com

4321 Dresden Street

Kensington, Maryland 20895

From: [Mills, Matthew](#)
To: [Beall, Mark](#); [Butler, Patrick](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Monday, August 5, 2024 9:52:41 AM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
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From: Sandra Nicht <noreply@adv.actionnetwork.org>
Sent: Saturday, August 3, 2024 8:09 AM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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(and wouldn't it be better to site large solar projects on non farm land like the flat roofs of industrial buildings or over large parking lots? not only providing power but SHADE).

Sandra Nicht

yogahon42@verizon.net

1 Carling Circle

Halethorpe, Maryland 21227

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Tuesday, July 16, 2024 2:21:18 PM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
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From: Sharon Cranford <noreply@adv.actionnetwork.org>
Sent: Tuesday, July 16, 2024 12:05 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing as your UpCounty constituent and a life-long resident of Montgomery County to request that you do all in your power to reaffirm the commitment to the balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve.

The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

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Sharon Cranford

shc18828@gmail.com

18828 S Meadow Fence Rd

Montgomery Village, Maryland 20886-3149

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Sunday, July 14, 2024 1:31:55 PM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
301.495.2177



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From: Stephanie Bradley <stbgreen@live.com>
Sent: Saturday, July 13, 2024 9:42 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Stephanie Bradley

stbgreen@live.com

6601 Sweetwater Drive

Derwood, Maryland 20855

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Tuesday, July 16, 2024 2:18:12 PM
Attachments: [image001.png](#)

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From: Susan Byrne <noreply@adv.actionnetwork.org>
Sent: Tuesday, July 16, 2024 11:36 AM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

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Solar build outs in metro and suburban areas on existing public and private structures is a cost-effective and best-practice alternative that will wisely preserve our commitment to our agricultural benefits and conserve the rich soil lands from which we derive them.

Susan Byrne

smlbyrne@gmail.com

203 Martins Ln

Rockville, Maryland 20850

From: [Butler, Patrick](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Saturday, August 10, 2024 9:03:05 AM

From: Calvin Henderson <noreply@adv.actionnetwork.org>
Sent: Saturday, August 10, 2024 9:02 AM
To: Butler, Patrick <patrick.butler@montgomeryplanning.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Up County Planning Chief Patrick Butler,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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More specifically, I am writing to urge you to have the courage and conviction of your predecessors who courageously voted to create the Ag Reserve so many years ago. They fully understood and appreciated that the Ag Reserve would be, and is, an irreplaceable treasure in the County. As is often said about land, "They're not making anymore of it". If the solar developers are allowed to "appropriate", use, and spoil the PRIME soils and farmland in the Ag Reserve, over-riding the will and direction of County residents as expressed in our local ZTAs, then that irreplaceable resource will have been lost forever and "sold" to the solar developers. Stand Tall and fight for OUR LOCAL SELF-DETERMINATION.

I am generally strongly in favor of Solar Energy (I have a large solar PV configuration on my roof) and fully support land-use policies that favor deployment of large-scale solar arrays where the deployment does not take away irreplaceable resources and where they can be done at reasonable development costs. Re-locating the proposed locations of the solar arrays to NON-PRIME farmland in the Ag Reserve would be acceptable and highly preferable to me.

ZTA 20-01, the provision that allowed solar in the Reserve, was the result of lengthy

stakeholder engagement. Community solar arrays approved under the ZTA are being built on LESS-THAN-PRIME soils, several more approved projects are paused in line by the grid operator, unable to process more requests at the speed they are coming in.

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Calvin Henderson

ch2001@aol.com

11317 Rolling House Rd

Rockville, Maryland 20852

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Tuesday, July 16, 2024 9:48:10 AM
Attachments: [image001.png](#)

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From: Christine Manor <clm@clmanor.com>
Sent: Tuesday, July 16, 2024 9:39 AM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I rely on the preserve to feed my family in the summer with fresh produce and the rest of the year with frozen, canned, and dried produce. Put solar over parking lots and highway medians, not farmland.

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" rely to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

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Christine Manor

clm@clmanor.com

910 Grandin Avenue

Rockville, Maryland 20851

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Tuesday, July 16, 2024 2:21:56 PM
Attachments: [image001.png](#)

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From: Claire Gunster-Kirby <noreply@adv.actionnetwork.org>
Sent: Tuesday, July 16, 2024 12:11 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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It is imperative that the survival of our farmers and the affordability of leasing agricultural land be preserved. SOLAR ARRAYS DO NOT FEED US!! Are they necessary for transitioning away from fossil fuels? Yes. But placement MUST NOT be on prime agricultural land. There are an abundance of rooftops in MoCo. Let's get the solar placed there first. Save the land. Save the farmers. Stop this attempt by Charberton to abuse the agricultural reserve.

Claire Gunster-Kirby

gunsterkirby@gmail.com

19700 Westerly Avenue

Poolesville, Maryland 20837

From: [Mills, Matthew](#)
To: [Beall, Mark](#); [Butler, Patrick](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Wednesday, August 21, 2024 11:57:54 AM
Attachments: [image001.png](#)

Matthew T. Mills
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From: Dan Seamans <noreply@adv.actionnetwork.org>
Sent: Wednesday, August 21, 2024 11:16 AM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Dan Seamans

danseamans123@gmail.com

17515 Moore Rd

Boyd's, Maryland 20841

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Tuesday, July 16, 2024 2:17:52 PM
Attachments: [image001.png](#)

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From: Elizabeth Wilbur <noreply@adv.actionnetwork.org>
Sent: Tuesday, July 16, 2024 11:29 AM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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The Montgomery County Agricultural Reserve is a national treasure and a model for all to follow for preservation of prime agricultural land that can never be replaced. Please uphold Montgomery County Zoning and the master plan at the PSC.

Elizabeth Wilbur

bwilbur@gmail.com

15428 Conrad Spring Rd

Boyd's, Maryland 20841

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Tuesday, July 16, 2024 2:22:06 PM
Attachments: [image001.png](#)

Matthew T. Mills
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From: Evan Krichevsky <noreply@adv.actionnetwork.org>
Sent: Tuesday, July 16, 2024 12:23 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Evan Krichevsky

evank2@aol.com

9205 Copenhaver Drive

Potomac, Maryland 20854

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Tuesday, July 16, 2024 2:25:48 PM
Attachments: [image001.png](#)

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From: Jeffrey Anderson <jaandersonii@msn.com>
Sent: Tuesday, July 16, 2024 12:18 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

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Respectfully,
Jeffrey Anderson
MoCo registered voter

Jeffrey Anderson
jaandersonii@msn.com
2009 Erskine Ave
Silver Spring, Maryland 20902-1423

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Tuesday, July 16, 2024 2:20:53 PM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
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From: John Parrish <noreply@adv.actionnetwork.org>
Sent: Tuesday, July 16, 2024 11:36 AM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

July 16, 2024

RE: Chaberton Solar Sugarloaf I LLC

Application For a Certificate of Public Convenience and Necessity – PSC Case #9726

To: The Montgomery County Executive and the Montgomery County Council

From: John Parrish, 9009 Fairview Road, Silver Spring, Maryland 20910-4106

Dear Executive Elrich and Councilmembers,

Please oppose the application for a Certificate of Public Convenience and Necessity for Case No. 9726 that has been brought before the Maryland Public Service Commission.

I am a lifelong (66 year) resident of Montgomery County. I support sustainable agriculture and sensible solar projects. Three years ago I testified before the Council on proposed solar in the Agricultural Reserve (AR) for Zoning Text Amendment 20-01 (Solar Collection Systems AR Zone Standards). The resulting legislation formed the basis for deploying solar arrays in Montgomery's AR Zone. Stakeholders on all sides of this issue, including myself did not get everything they wanted. However, for the most part, the compromises that were made arrived at workable solutions to accommodate solar while preserving agriculture.

This is why I am greatly alarmed to see that this application if approved will do an end run around Montgomery County's laws. In fact, it appears to completely undermine protections put in place three years ago. This application, if approved, would open the door to similar applications and essentially create the conditions for rampant industrial solar operations within Montgomery's Agricultural Reserve at the expense of agriculture. This is the outcome the Montgomery County Council wisely sought to prevent when they finalized ZTA 20-01.

Approving this application would allow construction of solar arrays on prime farmland soils that our county laws currently prohibit. Prime farmland soils classified by the USDA as Category I and Category II must remain off limits to solar projects of this size if we are to truly foster soil conservation and farming in the AR.

Perhaps the most insidious outcome to agriculture of allowing this type of application to go forward will be a steady inflation of land values that reward the development of large solar projects. This outcome serves to destroy the future of agriculture in the very zone that was set up to protect it. When property owners in the AR can make more money with solar compared to agriculture, land prices will rise at the expense of those seeking to lease or buy land for agricultural purposes. Where is the social equity for future farmers?

In my opinion, large-scale solar arrays are best sited in built areas of the county where the

demand for electricity is greatest. Large scale solar is appropriate for parking lots, vacant industrial sites and large roofs. When the Council approved ZTA 20-02, it smartly limited the amount of acreage to be developed for solar in the AR to 1800 acres so land values across the AR would not spike due to solar projects and so agriculture would remain strong. If the Maryland Public Service Commission grants approval to this project it appears that nothing would limit the amount of acres to be developed in the future. This outcome must be prevented.

Please tell the Maryland Public Service Commission to reject this solar application. Applications for solar arrays should abide by the conditional use process set in place by Montgomery County. To do otherwise makes a mockery of long and hard efforts by county residents and organizations to craft sensible solar laws in the AR Zone. Please oppose this application!

Sincerely,

John Parrish

John Parrish

lifeonearth@verizon.net

9009 Fairview Road

Silver Spring, Maryland 20910

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Tuesday, July 16, 2024 2:21:09 PM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
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2425 Reedie Drive – 14th Floor
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From: Kristy Jensch <noreply@adv.actionnetwork.org>
Sent: Tuesday, July 16, 2024 11:53 AM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Kristy Jensch

kjensch70@icloud.com

410 5th Ave E

Washburn, Wisconsin 54891

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Tuesday, July 16, 2024 9:35:37 AM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
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From: Lawrence Tagrin <noreply@adv.actionnetwork.org>
Sent: Tuesday, July 16, 2024 9:23 AM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Lawrence Tagrin

BizEcology@gmail.com

19019 Stedwick Dr

Montgomery Village, Maryland 20886

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Tuesday, July 16, 2024 9:35:47 AM
Attachments: [image001.png](#)

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From: Lillian Luksenburg <lidoherly@umd.edu>
Sent: Tuesday, July 16, 2024 9:25 AM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

My niece and her husband are small organic farmers in Indiana so I know how hard it is for them to compete with big developers. I'm in favor of solar energy but not at the expense of local agriculture! Surely we can find a way to balance these two progressive initiatives.

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

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Lillian Luksenburg

ldoherty@umd.edu

609 Kemp Mill Forest Dr.

Silver Spring, Maryland 20902-1566

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Tuesday, July 16, 2024 9:48:19 AM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
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From: Margaret Schoap <noreply@adv.actionnetwork.org>
Sent: Tuesday, July 16, 2024 9:39 AM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Margaret Schoap

schoapm@aol.com

11425 Neelsville Church Road

Germantown, Maryland 20876

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC: Where should solar farms go?
Date: Tuesday, July 16, 2024 2:18:01 PM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
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From: Marie Reed <noreply@adv.actionnetwork.org>
Sent: Tuesday, July 16, 2024 11:32 AM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC: Where should solar farms go?

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Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I believe a much better location for solar panels would be parking lots of which we have tons in MoCo, including Metro lots. Why not reduce the impact of these heat sinkholes and provide electricity at the same time, instead of removing prime agricultural land from active use. Be smart in your visioning and think more broadly of our future.

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

Thank you!

Marie Reed

marieyoga@gmail.com

3100 N Leisure World Blvd., Apt 404

Silver Spring, Maryland 20906-8343

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Tuesday, July 16, 2024 2:25:58 PM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
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From: Mary Kingsley <mary@lady-farmer.com>
Sent: Tuesday, July 16, 2024 11:37 AM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve.

Why don't the solar companies lease space over the hundreds of sprawling parking lots in the county, rooftops of shopping centers or abandoned urban lots? Filling up usable farmland should be the very last resort.

The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

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Mary Kingsley

mary@lady-farmer.com

14401 Partnership Road

POOLESVILLE, Maryland 20837

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/23/2024 1:10 PM

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Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.


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Solar developers are offering landowners 10 and 20 times what farmers pay to lease acreage - locking a new generation of diverse producers out of the only land in the county set aside for farming. The economics of the Reserve stand to be completely upended without an approach that balances how we use our finite supply of flat, sunny fields of

prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

Gale Quist
gale.quist@gmail.com
446Egret Ct
Chestertown, Maryland 21620

Attachments

File Name	File Size (Bytes)	🔄
		
There are no Attachments to show in this view. To get started, create one or more Attachments.		
0 - 0 of 0 (0 selected)		Page 1

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/17/2024 4:34 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.


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prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

**Geo Kidd
netgk@hotmail.com
14012 Eternity Rd.
Germantown, Maryland 20874**

Attachments

File Name	File Size (Bytes)	↻
		
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0 - 0 of 0 (0 selected)		Page 1

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 6:16 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

Solar is great, it's what the future requires. Just not on the Ag Reserve. The open space, the produce, the jobs provided, the Ag reserve means something and it should be protected and managed as originally planned and executed.

Put solar at Dickerson, put it on the roofs of every public building, every school, put it on legs over open parking lots and provide covered parking in the heat island those parking lots create . But PLEASE leave the Ag Reserve to agriculture. There's nothing like it anywhere else and it speaks to the history and the foresight and vision of Montgomery County. It will never happen in Fairfax. Til and Bill saw to that.

So. I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

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Respectfully,

George Williams
20852

G Williams
george.williams2@verizon.net
11208 Rock Rd
Rockville, Maryland 20852

Attachments

File Name	File Size (Bytes)	
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0 - 0 of 0 (0 selected)		Page 1

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 3:17 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.


Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to you as a Montgomery County voter to voice my opposition to allowing any large solar arrays on prime agricultural land in the Ag Reserve. I consider the farmers in the Ag Reserve to be vital to the quality of life in the area and the solar companies would make the price of land too high to continue their operations. I support solar power, in general, but not at the cost of Ag Reserve farmers. Just as you wouldn't allow any other kind of power plant to operate in the Ag Reserve, it isn't an appropriate to allow a solar power plan. Thank you for your consideration. — Harvey Simon

Harvey Simon
podcastroundup@gmail.com
14300 Oakvale St
Rockville, Maryland 20853-2129

Attachments

File Name	File Size (Bytes)	
• Loading Attachment records...		
0 - 0 of 0 (0 selected)		Page 1

From: [Butler, Patrick](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Saturday, August 10, 2024 9:40:22 AM

From: Heather Reichardt <noreply@adv.actionnetwork.org>
Sent: Saturday, August 10, 2024 9:35 AM
To: Butler, Patrick <patrick.butler@montgomeryplanning.org>
Subject: Uphold County Zoning and the master plan at the PSC

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Up County Planning Chief Patrick Butler,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

ZTA 20-01, the provision that allowed solar in the Reserve, was the result of lengthy stakeholder engagement. Community solar arrays approved under the ZTA are being built on less-than-prime soils, several more approved projects are paused in line by the grid operator, unable to process more requests at the speed they are coming in.

Solar developers are offering landowners 10 and 20 times what farmers pay to lease acreage - locking a new generation of diverse producers out of the only land in the county set aside for farming. The economics of the Reserve stand to be completely upended without an approach that balances how we use our finite supply of flat, sunny fields of prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

I am all for more energy generated from solar power, but there are plenty of other places where the panels can be installed. It seems like a slippery slope if the PSC can override specific county planning decisions and codes. That is not a democratic process and does not conform to the will of the local county citizens. Please do not let the PSC override the Agricultural Reserve and Montgomery County's planning decisions.

Thank you for your consideration.
Heather Reichardt
Darnestown, Montgomery County

Heather Reichardt
hjr1234@gmail.com

13312 Wye Oak Dr
Gaithersburg, Maryland 20878

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 2:03 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.


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prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

James Zwiebel
zwiebelj@verizon.net
6317 Kenhowe Drive
Bethesda, Maryland 20817

Attachments

File Name	File Size (Bytes)	🔄
		
There are no Attachments to show in this view. To get started, create one or more Attachments.		
0 - 0 of 0 (0 selected)		Page 1

Email


FW: Uphold County Zoning...




Owner

 MCP...



Email

From  catherine.coello@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject FW: Uphold County Zoning and the master plan at the PSC

Date Sent	Date Received	7/3/2024 7:38 PM
------------------	----------------------	------------------

From: jane thompson <noreply@adv.actionnetwork.org>
Sent: Wednesday, July 3, 2024 11:53 AM
To: Harris, Artie <Artie.Harris@mncppc-mc.org>
Subject: Uphold County Zoning and the master plan at the PSC

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

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jane thompson
jayteehike@gmail.com
22621 W harris rd
dickerson, Maryland 20842

Attachments

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There are no Attachments to show in this view. To get started, create one or more Attachments.		
0 - 0 of 0 (0 selected)		Page 1

Email

Protect the Ag Reserve!!!

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Protect the Ag Reserve!!!

Date Sent

Date Received

7/16/2024 11:20 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

Please protect the prime soils of our treasured Ag Reserve. The PSC must give "due consideration" to municipal policies in their decisions. Montgomery County must mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Ag Reserve, in conflict with Montgomery County zoning.

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Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

Protect the Ag Reserve!!!

Thank you.

**Janene Smith
janenemsmith@gmail.com
15801 White Rock Road
Gaithersburg, Maryland 20878**

Attachments

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There are no Attachments to show in this view. To get started, create one or more Attachments.		
0 - 0 of 0 (0 selected)		Page 1

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/10/2024 4:48 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.


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prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

Jason Makstein
jasmak@gmail.com
1 Cherry Grove Ct
North Potomac, Maryland 20878

Attachments

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There are no Attachments to show in this view. To get started, create one or more Attachments.		
0 - 0 of 0 (0 selected)		Page 1

Email

A Request to Uphold Coun...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

A Request to Uphold County Zoning and the Master Plan before the PSC

Date Sent

Date Received

7/9/2024 1:05 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I almost didn't write. The Council worked so hard, listened to so many people, and worked out an admirable solution to a complex issue, such that it doesn't need a reminder. It remarkably balanced the need for solar energy solutions with the need to preserve and land needed for agricultural use, consistent with this County's nationally renowned planning and foresight. Chaberton will undo that carefully achieved local balance. And if it is successful, of course, many others will follow. So I offer this not as a reminder, but as a thank you.

Jeff Seaman


Jeff Seam

jeff_seaman@outlook.com

5306 Yorktown Rd

Bethesda, Maryland 20816

Attachments

File Name	File Size (Bytes)	↻
 <p>There are no Attachments to show in this view. To get started, create one or more Attachments.</p>		
0 - 0 of 0 (0 selected)		Page 1

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Jeremy Stanton

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/3/2024 9:41 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.


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prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue at the PSC.

Jeremy Stanton
mail@jeremystanton.com
5219 BROOKEVILLE RD
GAITHERSBURG, Maryland 20882-1705

Attachments

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There are no Attachments to show in this view. To get started, create one or more Attachments.		
0 - 0 of 0 (0 selected)		Page 1

Email

Please uphold County Zoni...

Owner

 MCP...



Email

From

 Jim Schulman

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Please uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/3/2024 5:20 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

As an Architect and Regional Strategist, I write to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.


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prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue at the PSC.

Jim Schulman
JSchulman@ARCdmv.org
631 E ST NE
Washington, District of Columbia 20002

Attachments

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0 - 0 of 0 (0 selected)		Page 1

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Joan Clement

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/3/2024 6:45 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

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prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue at the PSC.

joan Clement
joan@chears.org
506 Elm Ave.
Takoma Park, Maryland 20912

Attachments

File Name	File Size (Bytes)	🔄
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0 - 0 of 0 (0 selected)		Page 1

Email

Defend Montgomery Coun...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Defend Montgomery County Zoning and the master plan at the PSC - ask for "due consideration"

Date Sent

Date Received

7/23/2024 7:52 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

Montgomery County spent considerable time and effort to develop a balanced solar siting policy that protects the prime farm soils in the Ag Reserve. The Public Service Commission is directed to give "due consideration" to County plans and zoning in their decision making. I'm asking that the county mount a solid defense of our master plan and zoning for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.


ZTA 20-01, the provision that allowed solar in the Reserve, was the result of lengthy stakeholder engagement. Community solar arrays approved under the ZTA are being built on less-than-prime soils, several more approved projects are paused in line by the grid operator, unable to process more requests at the speed they are coming in.

Despite the representations made by the solar developer, Chaberton, these two applications are not the only projects that can advance in the Reserve. In fact, the company is reaching out to properties throughout the Reserve offering landowners 10 and 20 times what farmers pay to lease acreage - locking a new generation of diverse producers out of the only land in the county set aside for farming. The economics of the

Reserve may be upended without an approach that balances how we use our finite supply of flat, sunny fields of prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

Josh Goldman
joshjgman@gmail.com
15711 Hughes Road
Poolesville, Maryland 20837

Attachments

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There are no Attachments to show in this view. To get started, create one or more Attachments.		
0 - 0 of 0 (0 selected)		Page 1

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/17/2024 11:46 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.


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prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

Judith Holt
grammy394@gmail.com
17674 Kohlhoss Rd
Poolesville , Maryland 20837

Attachments

File Name	File Size (Bytes)	↻
		
There are no Attachments to show in this view. To get started, create one or more Attachments.		
0 - 0 of 0 (0 selected)		Page 1

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/15/2024 3:08 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.


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prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

Julie Halstead
juliehalstead@gmail.com
17117 Spates Hill Rd
Poolesville, Maryland 20837

Attachments

File Name	File Size (Bytes)	
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0 - 0 of 0 (0 selected)		Page 1

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Monday, July 8, 2024 10:24:10 AM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
301.495.2177



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From: Karen Ryan <noreply@adv.actionnetwork.org>
Sent: Saturday, July 6, 2024 12:06 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Karen Ryan

karenr4653@gmail.com

25602 Burnt Hill Rd

Clarksburg, Maryland 20871

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Thursday, July 11, 2024 10:28:45 AM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
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From: Katherine Longbrake <noreply@adv.actionnetwork.org>
Sent: Wednesday, July 10, 2024 8:32 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Katherine Longbrake

klongbrake@gmail.com

19400 BEALLSVILLE RD

Beallsville, Maryland 20839

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Friday, July 12, 2024 9:27:30 AM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
301.495.2177



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From: Kellie Hodges <noreply@adv.actionnetwork.org>
Sent: Thursday, July 11, 2024 6:35 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

Solar panels do not belong on agricultural land, especially our treasured Ag Reserve. Instead, make shaded car parks, rooftops, and pavilions. I love the idea of solar but please don't ruin this protected agricultural treasure!

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

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Kellie Hodges

kmchodges@gmail.com

14130 Esworthy Road

Darnestown , Maryland 20874

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Knight Kiplinger

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 2:48 PM

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Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I am Knight Kiplinger, and my family has owned for 66 years a highly productive 400-acre farm on the eastern edge of the Ag Reserve, in Seneca, Maryland, fronting on River Road, convenient to power lines on the grid.

Most of our farm is under ag preservation easements, which would typically preclude its leasing for solar arrays. Despite that, I get countless offers from solar developers seeking to lease my land for vastly more than the rent I now get from the Willard family, our esteemed local farmers, for their growing of commodity crops.

I am pleased to keep my very fertile soil in this ag use, along with the pasture for the grazing of sheep done by my resident farmers at Plow & Stars Farm. But other landowners, more interested than I am in boosting their land rental income, are no doubt tempted by these offers.

If the state is allowed to override our County's sensible restrictions on ag land solar leasing, a lot of our County's best farmland will be lost to solar production. I would prefer that our County focus its solar development--a very noble mission for climate change--on such potential sites as parking lots and rooftops in currently developed areas.

For these reasons, I'm writing to reaffirm our County's commitment to balanced solar

siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

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Pleased stand firm for local government choice in solar development!

--- Knight Kiplinger, Seneca, Md

Knight Kiplinger
kkiplinger@outlookholdings.net
16801 River Road
Poolesville, Maryland 20837

Attachments

File Name	File Size (Bytes)	🔄
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0 - 0 of 0 (0 selected)		Page 1

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Wednesday, July 10, 2024 5:15:54 PM
Attachments: [image001.png](#)

Matthew T. Mills
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From: Krista Abbatichio <noreply@adv.actionnetwork.org>
Sent: Wednesday, July 10, 2024 4:45 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

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Krista Abbaticchio

abbaticchi@aol.com

16708 Thurston Td

Dickerson , Maryland 20842

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/3/2024 8:04 PM

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Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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**Larry Cain
larrycainjr@gmail.com
15801 River Rd
Darnestown, Maryland 20874**

Attachments

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Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 lauren mcbain

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

8/9/2024 7:49 PM

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lauren mcbain
lauren@mcbainhomes.com
26110 johnson drive
damascus, Maryland 20872

Attachments

File Name	File Size (Bytes)	
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0 - 0 of 0 (0 selected)		Page 1

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Wednesday, July 10, 2024 9:57:53 AM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
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Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
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From: Lennon Gross <noreply@adv.actionnetwork.org>
Sent: Wednesday, July 10, 2024 9:11 AM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Lennon Gross

lennonmgross@gmail.com

215 Glendale Ave #4

Alexandria , Virginia 22302

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/25/2024 9:24 AM

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Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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**Leslye Halioua
ms.leshal@gmail.com
12504 Stable House Ct
Potomac , Maryland 20854**

Attachments

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0 - 0 of 0 (0 selected)		Page 1

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

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Date Sent

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Linda Bergofsky
bergo72@hotmail.com
17317 Hughes Road
Poolesville, Maryland 20837

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Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

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Subject

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Date Received

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Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

As an 80 yr old born, raised and residing in Montgomery County, I'm am well aware of our precious farm land. And too aware of its dramatic disappearance!

Fortunately the County created the Ag Reserve to protect at least some of this farmland.

Let's keep that protection promise!!

Do not let prime agricultural land be covered with solar arrays.

(Why not direct these companies to our vast expansive heat creating parking lots and commercial roof tops that need shade to cool our communities?)


But my purpose in writing is to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

ZTA 20-01, the provision that allowed solar in the Reserve, was the result of lengthy stakeholder engagement. Community solar arrays approved under the ZTA are being built on less-than-prime soils, several more approved projects are paused in line by the grid operator, unable to process more requests at the speed they are coming in.

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**Linda Nishioka
lindanishi@aol.com
14450 Homecrest Rd
Silver Spring Md, Maryland 20906**

Attachments

File Name	File Size (Bytes)	
• Loading Attachment records...		
0 - 0 of 0 (0 selected)		Page 1

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 2:11 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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**LuAnne Levens
lklevens@mac.com
1018 Parrs Ridge Drive
Spencerville, Maryland 20868**

Attachments

File Name	File Size (Bytes)	
* Loading Attachment records...		
0 - 0 of 0 (0 selected)		Page 1

Email

Please Uphold County Zoni...

Owner

 MCP...



Email

From

 Lynda DeWitt

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Please Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 4:52 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)


Not only is putting solar panels on farmland wrong, but this action will open the door to other non-ag uses in the Ag Reserve. Put solar panels in parking lots, highway medians, large store roofs. We have them on our home roof. Offer more incentives to folks so more residential panels will be installed.

Our daughter lives in Barnesville and grows vegetables and raises chickens and goats on her land. Please keep the Ag Reserve for agriculture!!

Thank you,
Lynda DeWitt & Edward Kelly

Lynda DeWitt
ldewitt@kellydewitt.com
5524 Charlcote Road
Bethesda, Maryland 20817

Attachments

File Name	File Size (Bytes)	↻
 <p data-bbox="207 596 1427 667">There are no Attachments to show in this view. To get started, create one or more Attachments.</p>		
0 - 0 of 0 (0 selected)		Page 1

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 marciatn@comcast.net

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/30/2024 8:55 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Marcia Thayer Nass
marciatn@comcast.net
326 Little Quarry
Gaithersburg, Maryland 20878

Attachments

File Name	File Size (Bytes)	🔄
		
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Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 6:37 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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**Marcy Kelley
marcygkelley@gmail.com
6203 Dunrobbin Dr
Bethesda, Maryland 20816**

Attachments

File Name	File Size (Bytes)	🔄
		
There are no Attachments to show in this view. To get started, create one or more Attachments.		
0 - 0 of 0 (0 selected)		Page 1

From: [Margaret Kelley](#)
To: [MCP-Chair](#)
Subject: We must support the effort to preserve fertile farmland for future generations. Something as basic as the ability to grow food must take precedence over anything else. Uphold County Zoning and the master plan at the PSC
Date: Saturday, August 10, 2024 6:21:28 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Margaret Kelley
margaretkel7071@gmail.com
17410 Conoy Road
Barnesville , Maryland 20838

From: [Butler, Patrick](#)
To: [Branda, Ilana](#); [Harris, Artie](#); [Thompkins, Melissa](#); [Coello, Catherine](#); [Vaias, Emily](#); [Mills, Matthew](#)
Cc: [Beall, Mark](#); [Penn, Joshua](#); [Casey, Jonathan](#); [Kronenberg, Robert](#)
Subject: RE: Uphold County Zoning and the master plan at the PSC
Date: Saturday, July 6, 2024 11:01:13 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello team,

There is a form letter that is being widely distributed to multiple people. For now, any that we receive should be filed under the Mandatory Referral for Chaberton Sugarloaf MR2024016.

Thank you,

Patrick

From: Branda, Ilana <Ilana.Branda@mncppc-mc.org>
Sent: Wednesday, July 3, 2024 3:21 PM
To: Butler, Patrick <patrick.butler@montgomeryplanning.org>
Subject: FW: Uphold County Zoning and the master plan at the PSC

Ilana Branda

Chief of Staff
Montgomery County Planning Board

From: Harris, Artie <Artie.Harris@mncppc-mc.org>
Sent: Wednesday, July 3, 2024 3:16 PM
To: Branda, Ilana <Ilana.Branda@mncppc-mc.org>
Subject: FW: Uphold County Zoning and the master plan at the PSC



Artie L. Harris

Chair

Montgomery County Planning Board
2425 Reddie Dr, 14th Floor, Wheaton, MD 20902

MCP-CHAIR@mncppc-mc.org
o: 301.495.4628



From: Margie Shultz <noreply@adv.actionnetwork.org>
Sent: Wednesday, July 3, 2024 12:16 PM

To: Harris, Artie <Artie.Harris@mncppc-mc.org>

Subject: Uphold County Zoning and the master plan at the PSC

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Margie Shultz

margie.shultz@gmail.com

20614 big woods

Dickerson , Maryland 20842

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Marie Sheppard

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/25/2024 1:08 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions.

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prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

If the County believes that the goals and master plan of the Ag Reserve are outdated, then let's have an open process to discuss/update these. Instead, we're having an assault on the Ag Reserve that will undermine the purpose for which it was designed.


Farming is not easy. Please don't make it more difficult.

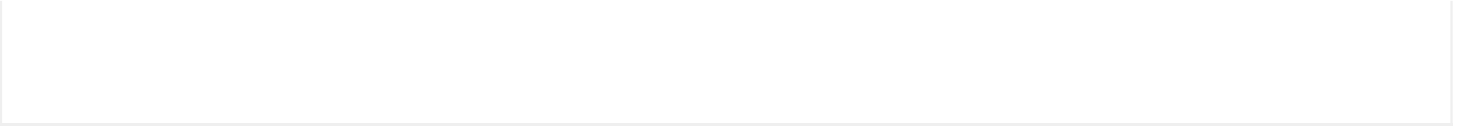
Thank you

**Marie Sheppard
Dickerson**

**wendy marie sheppard
marie@willowoak.biz
18015 Moore Rd
Dickerson, Maryland 20842**

Attachments

File Name	File Size (Bytes)	↻
		
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0 - 0 of 0 (0 selected)		Page 1



Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 1:48 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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
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**Marney Bruce
marneyb3@gmail.com
4541 Windsor Lane
Bethesda, Maryland 20814**

Attachments

File Name	File Size (Bytes)	
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0 - 0 of 0 (0 selected)		Page 1

Email

RE: Support for Chick-Fil-A...

Owner

 Philli...

Email

From  [Matt Swaim](#)

To  <[MCP-Chair MCP-Chair](#)>;  [Estes, Phillip](#);  [MCP-Chair #](#);  [MCP-Chair@mncppc-mc.org](#);  [Phillip Estes](#)

Cc

Bcc

Subject RE: Support for Chick-Fil-A Clarksburg – Site Plan 82014016C

Date Sent **Date Received** 7/22/2024 5:15 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chairman Harris and Planning Board Members,

As a resident of the Cabin Branch neighborhood since July of 2020, I am writing to voice my support for the planned Chick-Fil-A restaurant as a welcome addition to our diverse and growing community.

I was able to attend the initial community meeting in which the redevelopment plans were explained in thorough detail, including traffic flow considerations. Since we've lived in Cabin Branch, we've seen the addition of a CVS and a 7-Eleven along that same corridor, along with rumors of a hotel and other possible development projects. To my recollection over the past four years, Chick-Fil-A is the first potential new Cabin Branch business to have publicly invited the community into that kind of detailed conversation before beginning a building project. As a resident in the neighborhood they intend to share with me, I am grateful they sought to consult with us.

I am also glad to know that outdoor seating is planned as part of this project. The only other outdoor seating for any food options in our part of Clarksburg is embedded deep in the Outlet Mall. Having an outdoor seating option at what is essentially the top corner of our neighborhood means that Cabin Branch — which is one of the most walkable and bikeable neighborhoods in the region — will finally have a convenient family dining option beyond the mall food court and the gas station roller grill.

It is worth noting that as of right now, the closest drive-thru restaurant to Cabin Branch is McDonald's in Milestone, a little over two miles away. Having been in my share of both McDonald's and Chick-Fil-A drive thru lanes over the years, I can tell you which of the two is a significantly more pleasant and efficient experience, and it is not McDonald's.

Also, a note from the value/cost perspective: last I checked, a medium Chick-Fil-A chicken sandwich combo meal clocks in at \$10.29, while a medium Quarter Pounder Combo at McDonald's in Milestone is \$10.39. Now I know there are probably plenty of people out there who think that a QPC with chemical composite fries at McDonald's is ten cents better than a chicken sandwich and waffle fries made out of real live potatoes at Chick-Fil-A. But for my part, if I have ten dollars and change, and a choice, give me the chicken every time. If the only people who patronize this new location are Cabin Branch residents looking for decent food at a reasonable price handed to them by a friendly person, it'll probably still be one of the most successful restaurants in the area.


Finally, one of the greatest things about Cabin Branch is its diversity. Dozens of nationalities are represented in this neighborhood; many representing their family's first generation here in the United States. And with them, they bring an extraordinary and beautiful religious diversity. I am blessed to have neighbors who are Jewish, Muslim, Hindu, and more. And while each of them have their own unique convictions regarding dietary priorities and how they choose to exercise them, it turns out that chicken, of all things, falls under the general permitted purview of most of them.

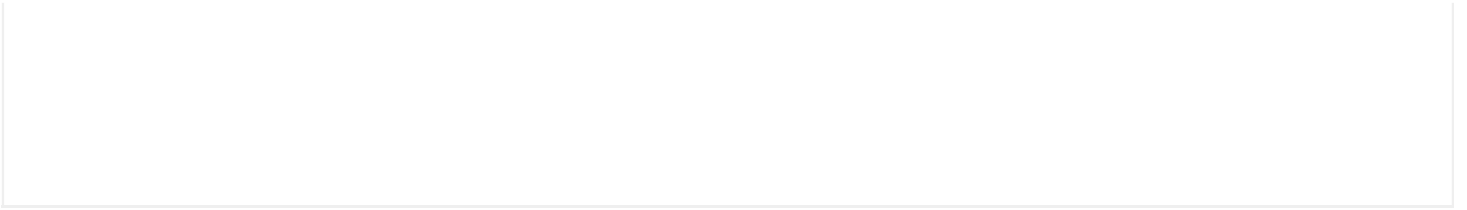
There is much more I could say about my personal support for the idea of a Chick-Fil-A in Cabin Branch. But in the meantime, I want to thank you for taking my remarks into consideration, and thank Chick-Fil-A for making the proactive effort to reach out to the community as part of this process.

Regards

Matt Swaim
Clarksburg, MD

Attachments

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<p>There are no Attachments to show in this view. To get started, create one or more Attachments.</p>		
0 - 0 of 0 (0 selected)		Page 1



Email

Forgot: Agricultural Reserve

Owner

 MCP...



Email

From

 sumax@verizon.net

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Forgot: Agricultural Reserve

Date Sent

Date Received

7/19/2024 8:42 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Harris,

Shame on me. I neglected to mention that our county is faced with the fact that about 1/3rd of our county restricts lot size in the Reseve to a 25 acre minimum with the few exceptions of smaller parcels for offspring of current owners.


I don't think any comparable situation applies elsewhere. Perhaps you know otherwise.

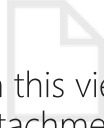
Further, do you think there are good reasons for changing the land use restrictions in the Ag. Reserve particularly if transportation is provided to locations in the Reseve?

Thanks,

Max Bronstein

Attachments

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Page 1

Montgomery County Farm Bureau

PO Box 217, Damascus Maryland 20872

301-467-1419

mcfarmbureausecretary@gmail.com

www.montgomery.mdfarmbureau.com



June 21, 2024

Dear County Government Officials, Departments and Planning Commission,

We strongly request and support various Montgomery County representatives/commission/departments' robust defense of County zoning code and the master plan for the preservation of agriculture in the upcoming PSC proceedings:

PSC Case No. 9726, Chaberton Sugarloaf

Chaberton Solar Ramier, LLC - Case No. 9733

To be clear, our groups continue to be supportive of advancing solar in the Reserve. A significant amount of transparent effort over months from a broad array of stakeholders, including local government, climate change organizations, and solar industry, went into the crafting of a balanced ZTA 20-01. Acknowledging the importance of advancing renewable energy to meet the County's climate change goals, significant compromises were made, including allowing facilities on class 3 prime soils. Most of the County's productive farmland consists of types 2 and 3 soils.

In accessing the ZTA at the 2-year mark, the [Planning report](#) notes that two solar projects are in process under the terms of ZTA 20-01, with construction set to begin this year. The report reads: "While this demonstrates a modest start to the [county's] solar program... It also demonstrates it is possible to promote solar projects on agricultural lands, aiding in reducing carbon emissions and contributing toward our larger renewable energy and solar production goals, while ensuring agriculture remains the primary use within the Agricultural Reserve."

The report further states that energy utility companies have created a significant obstacle to smaller scale solar projects. Put simply, utility companies can more easily find the renewable energy they need (under state law) for larger commercial scale projects in other jurisdictions and states. This "dissuades the utilities from working with smaller projects locally," the report concludes. Another obstacle is ready connectivity infrastructure to the energy grid. In addition, the report says that the Ag Reserve is "at the edge of the service areas for all three (regional) electricity providers (PEPCO, BG&E, and Potomac Edison); exacerbating capacity shortcomings." Overall, these energy, infrastructure hurdles "represent the largest obstacle to implementing our

Montgomery County Farm Bureau

PO Box 217, Damascus Maryland 20872

301-467-1419

mcfarmbureausecretary@gmail.com

www.montgomery.mdfarmbureau.com



collective solar goals, and zoning and land use regulation may likely have little if any ability to remedy these issues." ~

What our local zoning, regulations, and master plans necessarily accomplish is the continued preservation of agriculture in the County's Ag Reserve, which will be key in our collective goal to meet the challenges of a changing climate and increased demand for locally produced food by existing, new, and diverse producers. We appreciate your efforts to give voice to this imperative and are happy to assist.

Respectfully,

Todd Greenstone, President, Montgomery County Farm Bureau

Randy Stabler, Chair, Montgomery County Ag Preservation Board

Lori Larson, Chair, Montgomery County Agricultural Advisory Committee

Bob Cissel, Director, Montgomery Agricultural Producers

Steve Findlay, President, Sugarloaf Citizens' Association

Caroline Taylor, Executive Director, Montgomery Countryside Alliance

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Friday, July 12, 2024 9:29:26 AM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
301.495.2177



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From: Meghan Fultz <megfultz@comcast.net>
Sent: Friday, July 12, 2024 6:33 AM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Meghan Fultz

megfultz@comcast.net

18294 McKernon Way

Poolesville, Maryland 20837

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 1:39 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.


ZTA 20-01, the provision that allowed solar in the Reserve, was the result of lengthy stakeholder engagement. Community solar arrays approved under the ZTA are being built on less-than-prime soils, several more approved projects are paused in line by the grid operator, unable to process more requests at the speed they are coming in.

Solar developers are offering landowners 10 and 20 times what farmers pay to lease acreage - locking a new generation of diverse producers out of the only land in the county set aside for farming. The economics of the Reserve stand to be completely upended without an approach that balances how we use our finite supply of flat, sunny fields of

prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

Michael Gravitz
mzgravitz@gmail.com
5 Ridge Square, NW
Washington , District of Columbia 20016

Attachments

File Name	File Size (Bytes)	
* Loading Attachment records...		
0 - 0 of 0 (0 selected)		Page 1

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 5:57 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

There are plenty of good places for solar arrays. On business rooftops. Over parking garages and parking lots. On top of schools and universities, sports arenas, grocery stores, and government buildings.

Where solar arrays do not belong is blocking the sun over prime, healthy soil we've set aside for agriculture.

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve (simple answer: no), in conflict with county zoning, not to mention the entire purpose of the Ag reserve.


ZTA 20-01, the provision that allowed solar in the Reserve, was the result of lengthy stakeholder engagement. Community solar arrays approved under the ZTA are being built on less-than-prime soils (rock, land that doesn't perc, etc.), several more approved

projects are paused in line by the grid operator, unable to process more requests at the speed they are coming in.

Solar developers are offering landowners 10 and 20 times what farmers pay to lease acreage - locking a new generation of diverse producers out of the only land in the county set aside for farming. This makes me regret we ever made an exception at all, and think we should revoke it. The economics of the Reserve stand to be completely upended without an approach that balances how we use our finite supply of flat, sunny fields of prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC. The answer to the squawking childish complaints "but Jimmy next door got to build a solar array..." is a flat no.

Michelle Grissom
simhamuka@yahoo.com
14811 Ridge Oak Dr
Boyd's, Maryland 20841

Attachments

File Name	File Size (Bytes)	🔄
		
<p>There are no Attachments to show in this view. To get started, create one or more Attachments.</p>		
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Board of Directors

Michael Rubin*
Chairman
Lee Langstaff*
President
Glenn Miles*
Treasurer
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Secretary
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Jason Rizkallah
William Sheehan
Kenny Sholes
Tanya Doka Spandhala
Bob Wilbur*

*Executive Committee

Dr. Royce Hanson
*Advisory Committee
Chair*

Staff

Caroline Taylor
Executive Director
caroline@mocoalliance.org

Kristina Bostick
Senior Conservation
Associate
kristina@mocoalliance.org

PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733

Dear Leaders of the Planning Department,

July 1, 2024

We the undersigned reaffirm our commitment to the balanced approach to solar siting in the county's nationally renowned Agricultural Reserve represented by the passage of ZTA 20-01 as detailed in the attached letter of support from 60+ local and state organizations in 2021.

We are asking for a strong defense of our county's zoning and master plan in communications to the Public Service Commission.

Respectfully,

Montgomery Countryside Alliance
Clean Water Action Maryland
Sugarloaf Citizens Association
Montgomery County Farm Bureau
Nature Forward
Conservation Montgomery
Montgomery County Women's Democratic Club
Montgomery County League of Women Voters
ACQ (Ask the Climate Question)
Land and Nature Discoveries
Transit Alternatives to Midcounty Highway Extended (TAME) Coalition
Friends of Ten Mile Creek and Little Seneca Reservoir
Sugarland Ethno History Project, Inc
Safe Healthy Playing Fields Inc
West Montgomery County Citizens Association
Citizens Coordinating Committee on Friendship Heights
Policy Foundation of Maryland
Gardens by Garth
Food Resilience Working Group
Divergence, LLC
Biodiversity for a Livable Climate
Green Plate Catering
Cinnamon Hill Apiary
Shepherd's Hey Farm
Cedar Lane Unitarian Universalist Environmental Justice Ministry



Cc: County Councilmembers, County Executive, staff

Individuals Signing On:

Royce Hanson	Tanya Spandhla	Sylvia S Tognetti	Karen Metchis
Diane Cameron	Susan Eisendrath	Ginny Barnes	Matthew Gimbrere
Karen S. Ryan	Jim Spicher	Tom Devine	Anne Ambler
Jean S. Findlay	Peter Ensign	Maureen S. Baltay	Jim Brown
Robert Wilbur	Marie Sheppard	Cynthia Jennings	Gerard Byam
Anne Cinque	Maj-Britt Dohlie	Jaime Field	Eileen Magee
Lee McNasir	E. Anne Riley	Bev Thoms	Keren Korman Cabral
Lee Langstaff	Daniel S. Koch	Patty McGrath	Kathleen Holmay
Catherine Wood	Charlotte Vogel	Thomas Rojas	Michele Albornoz
Holly Larisch	Tom Devine	Savva Brown	Connor Ransom
David S. Forman	Marcia Nass	Francoise Andre	Nelia Anne Davies
Fran Rothstein	John Parrish	Tina Schneider	James G. Ryan
Molly Hauck	Alfred Wurglitz	Stephen Vogel	Roberta G (rg) Steinman
Johanna Wermers	Glenn Miles	Linda J Davis	Audrey Morris
Geo Kidd	Marguerite Cyr	Sharon Steinberg	Susan Spock
Claire Gittleman	Marc C Petrequin	Michael Rubin	Maureen Fine
Maggie Bartlett	Mary Pat Wilson	Barbara Hoover	

**MAINTAIN AGRICULTURE AS THE PRIMARY USE OF LAND IN THE
AGRICULTURAL RESERVE IN MONTGOMERY COUNTY, MARYLAND**

**SUPPORT THE CONDITIONAL USE PROPOSAL FROM AGRICULTURAL
STAKEHOLDERS TO ALLOW SOLAR ON A CASE-BY-CASE BASIS**

**OUR CLIMATE DECISIONS CAN AND MUST REINFORCE – NOT DESTROY – OUR
FOOD AND WATER SECURITY**

January 2021

Dear Councilmembers,

Montgomery County is home to the nation's most celebrated farmland. Our County's Agricultural Reserve – a forty-year effort and model of farming on the edge of a metropolis – is 93,000 acres of land preserved for farming. Led by a coalition of farmers and advocates for local agriculture, food justice, climate justice, and clean water, the undersigned request your support to maintain agriculture as the sole primary land use in the Agricultural Reserve. This means rejecting ZTA 20-01 as written, and voting “Yes” on the Agricultural Stakeholders’ Conditional Use proposal for reviewing and permitting solar installations in the Agricultural Reserve.

A well-protected Agricultural Reserve is key to food security, human health, and environmental sustainability for all residents in Montgomery County and the Chesapeake region now and in the years to come. Its 562 farms supply food and fiber, along with clean drinking water and clean air, to the Greater Washington D.C. region. The ability to grow food locally has been critical during the pandemic, while 100,000 people in Montgomery County are food-insecure. The Farm to Food Bank Program is helping farmers ramp-up the supply of healthy table crops to families in need. And local food production will become even more critical as the climate crisis worsens. At present, 5% or less of the table crops eaten in our region are grown in our region; as fuel prices increase and food supplies are disrupted, Montgomery County's need for the Ag Reserve, for the food security of its residents, will increase. All Montgomery County residents have been part of and paid for the Agricultural Reserve, and all Montgomery County residents benefit from preserving it for agriculture.

ZTA 20-01, if passed as written, will break the legal tools that have protected the Agricultural Reserve so far. The bill's current language would allow a non-agricultural industry to be considered a “permitted use”, the same category as farming. **This will destroy the legal protections that have allowed the County to preserve this land for agriculture.** The fact that Montgomery County has maintained farming as the sole primary land use in the Ag Reserve for forty years supports the case for adhering to the Master Plan and maintaining this crucial land use commitment to agriculture. If Montgomery County now establishes large-scale solar as a co-equal permitted use for land in the Ag Reserve through this ZTA, its strongest argument against State siting of large industrial facilities will be lost, and the County will lose its control of land use in the Ag Reserve. Making solar power a conditional use instead, as proposed by the Stakeholders, will allow appropriate solar projects to move forward in the Ag Reserve while retaining the County's local control over land use. This is the legal framework Howard County and Baltimore County have used, and Montgomery County must follow suit.

Smart solar siting does not require Montgomery County to rush to displace renting farmers. A sound climate response should not pit energy producers against farmers; we can choose to expand the solar industry in places where it won't have such negative effects (including brownfields, parking lots, industrial roofs, and more) and there are many more effective methods we can use in the Agricultural Reserve that can assist the County in meeting their climate action goals - including using regenerative agriculture practices on our lands to pull carbon back into the soil. Neither Montgomery County nor the state of Maryland have completed a comprehensive study to determine where solar can and should be optimally placed;

communities that have done so [found more than enough appropriate sites to build solar without taking prime farmland.](#)

If the Ag Reserve is opened to non-conditional solar development, this land use change will displace farmers from their land. Farmers rely on access to affordable land to rent: that's why Montgomery County residents have invested for decades in easements, Transfers of Development Rights, and other tools to keep this valuable land affordable for farmers. But land rents being offered by the solar industry are more than 20 times higher than what many land-leasing farmers currently pay. Some of Montgomery's tenant farmers are already losing their long-term leases, due to solar speculators' offers to landowners. ZTA 20-01 would open 2% (1800 acres) of the land in the Ag Reserve to solar, but industry representatives have said this is only the beginning of the land they wish to access, with their aim being solar conversion of anywhere between 13,000 and 18,000 acres in the Ag Reserve. *[Reimer, Hans. Statement during July 22, 2020 Joint Planning, Housing, & Economic Development and Transportation & Environmental Committees worksession, minutes 8 to 11.]* Through the "[Land Link](#)" program of [Montgomery Countryside Alliance](#), 40 new farmers - many of them immigrants, people of color, women, and veterans - are now seeking suitable land in the Ag Reserve, with 15 landowners offering farmland; the more landlords are able to raise rents and speculate on solar development, the fewer farmers will be able to afford and access land. [Fifty-seven percent of land in the Ag Reserve is rented, not farmed by its owner](#) – so renting farmers and new farmers searching for land to rent will lose out if forced to compete for land access with the deep-pocketed solar industry.

Montgomery County should not base its zoning decisions solely on private corporations' profit and convenience. Solar industry speculators and owners are seeking to profit from converting "cheap farmland" to energy production, but that inexpensive farmland is not a happenstance - it is the result of the forty-year effort to create and protect the Ag Reserve to benefit farming, because producers need affordable, stable land access. By developing on this publicly-subsidized farmland instead of on available, more appropriate sites, the solar firms can increase their profits – but increasing corporate profits is not why Montgomery County has invested in preserving the Agricultural Reserve. The industry objects to the Conditional Use process because they claim it will take too much time – but that is the same process that other industrial uses that may be in the public interest, like cell phone towers or transmission lines, follow in order to use land in the Ag Reserve. Giving the solar industry a special dispensation that other industries do not have is not necessary to build solar power in Montgomery County.

We ask you to support the compromise Conditional Use amendment to the ZTA. The undersigned organizations and individuals ask you to work with the Stakeholder community to:

- Reject ZTA 20-01 as written.
- Support the compromise Conditional Use proposal instead

Montgomery County already has the [second-most solar installations in the state](#); we don't need to destroy the Agricultural Reserve to create solar power. The County can keep fighting climate change and working for environmental justice by expanding the Farm to Food Bank program, instituting a regenerative agriculture pilot program in the Agricultural Reserve, conducting a

solar siting study and Smart Solar location policy, and prioritizing solar development on degraded land, brownfield, built surfaces, and industrial zones (like the 500-acre former coal plant site in Dickerson). Let's build a harmonious food and climate justice strategy that honors complementary roles for agriculture and appropriately-scaled and sited solar facilities.

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 7:08 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

Put solar over parking lots and on roof tops, not over prime agricultural land! Solar yes, but we need to eat too.

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

ZTA 20-01, the provision that allowed solar in the Reserve, was the result of lengthy stakeholder engagement. Community solar arrays approved under the ZTA are being built on less-than-prime soils, several more approved projects are paused in line by the grid operator, unable to process more requests at the speed they are coming in.

Solar developers are offering landowners 10 and 20 times what farmers pay to lease acreage - locking a new generation of diverse producers out of the only land in the county

set aside for farming. The economics of the Reserve stand to be completely upended without an approach that balances how we use our finite supply of flat, sunny fields of prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

Noam Stopak
nstopak@gmail.com
4108 Ingomar St NW
Washington, District of Columbia 20015

Attachments

File Name	File Size (Bytes)	🔄
There are no Attachments to show in this view. To get started, create one or more Attachments.		
0 - 0 of 0 (0 selected)		Page 1

Email

Agricultural Advisory Com...

Owner

MCP...

Email

From  catherine.coello@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject Agricultural Advisory Committee - MC Farm Bureau Letter - PSC Case No. 9726

Date Sent **Date Received** 7/3/2024 8:32 PM

From: Weyand, Michael G <Michael.Weyand@montgomerycountymd.gov>
Sent: Wednesday, July 3, 2024 2:21 PM
To: Marc Elrich <Marc.Elrich@montgomerycountymd.gov>; Bob Cissel <bobcissel50@gmail.com>; Doug Lechliden <doug@laytonsvillemidlandscaping.com>; <stevenfindlay2@gmail.com> Findlay <stevenfindlay2@gmail.com>; Kraut, Aaron <Aaron.Kraut@montgomerycountymd.gov>; Wilson, Craig <Craig.Wilson@montgomerycountymd.gov>; Edwards, Stan <Stan.Edwards@montgomerycountymd.gov>; Harris, Artie <Artie.Harris@mncppc-mc.org>; Mills, Matthew <matthew.mills@mncppc.org>; Kronenberg, Robert <robert.kronenberg@montgomeryplanning.org>; Butler, Patrick <patrick.butler@montgomeryplanning.org>; Iseli, Claire <Claire.Iseli@montgomerycountymd.gov>; Friedson's Office, Councilmember <Councilmember.Friedson@montgomerycountymd.gov>; Balcombe's Office, Councilmember <Councilmember.Balcombe@montgomerycountymd.gov>; Luedtke's Office, Councilmember <Councilmember.Luedtke@montgomerycountymd.gov>; Gibson, Cindy <Cindy.Gibson@montgomerycountymd.gov>; Randy Stabler <pvfgrain@aol.com>; Tibbitts, Dale <Dale.Tibbitts@montgomerycountymd.gov>
Cc: SalazarLahera, Natalia <Natalia.Salazar@montgomerycountymd.gov>; Scheffel, Mike <Mike.Scheffel@montgomerycountymd.gov>; Lori Larson <Lori@wyndham-oaks.com>
Subject: Agricultural Advisory Committee - MC Farm Bureau Letter - PSC Case No. 9726

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good afternoon:

On behalf of the Agricultural Advisory Committee (AAC), I would like to reshare a letter from Montgomery County Farm Bureau to County Officials about the proposed solar project, PSC Case No. 9726. The letter was initially transmitted without considering board procedures for receiving AAC endorsement. The AAC has since reviewed it and supports Montgomery County Farm Bureau's position on local solar regulations.

Thank you,
-Mike Weyand

Mike Weyand, D.O.L
Business Development Specialist
Office of Agriculture
18410 Muncaster Road
Derwood, Maryland 20855
301-590-2856 (Office)
michael.weyand@montgomerycountymd.gov



For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

Attachments

File Name	File Size (Bytes)	
MC Farm Bureau Letter - PSC Case No. 9726.pdf	1,950,370	↻
1 - 1 of 1 (0 selected)		Page 1

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Tuesday, July 9, 2024 9:59:50 PM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
301.495.2177



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From: Olivia Bartlett <noreply@adv.actionnetwork.org>
Sent: Tuesday, July 9, 2024 7:21 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

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Olivia Bartlett

oliviabartlett@verizon.net

7224 Beacon Ter

Bethesda, Maryland 20817

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/10/2024 4:51 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Pam Corey
pamramsey@gmail.com
23501 Peach Tree road
Clarksburg , Maryland 20871

Attachments

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Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 1:53 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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**Patricia Kelly
bpjkelly@gmail.com
15423 Conrad Spring Rd
Boys, Maryland 20841-3000**

Attachments

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Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/23/2024 1:52 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

The proposed arrays would be a huge mistake! I was involved in the development of our current policies on solar within the Ag Reserve. Chaberton is trying to override an intelligent design by going directly to the PSC. These proposals are get rich quick damned the consequences and need to be rejected firmly.

I request that you reaffirm our commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

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Patty McGrath
pattymcgrath08@aol.com
11007 Edison Road
Potomac, Maryland 20854

Attachments

File Name	File Size (Bytes)	🔄
There are no Attachments to show in this view. To get started, create one or more Attachments.		
0 - 0 of 0 (0 selected)		Page 1

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Peter Eeg

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC, to protect prime farm lands.

Date Sent

Date Received

7/17/2024 1:07 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

Cindy and Peter Eeg, 16400 West Old Baltimore Rd. Boyds, MD. 20841

My wife and I own Stoneoak Farm in Boyds Maryland in the Ag reserve. We have Solarized our farm, but in the right way. We followed all the permitting and Ag reserve considerations. We have two large southern facing barns. We have placed solar on these two barn roofs and now supply upwards of 3.5Mw hours to the grid monthly. This solar array does not impact our agricultural land that is used for hay and pasture and protecting woods and streams. This is the only way Solar should be placed in the Ag reserve. I am happy to have you visit our farm to discuss.


I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

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**Peter Eeg
laserveteeg@netzero.net
16400 West Old Baltimore Rd
Boys, Maryland 20841**

Attachments

File Name	File Size (Bytes)	↻
		
<p>There are no Attachments to show in this view. To get started, create one or more Attachments.</p>		
0 - 0 of 0 (0 selected)		Page 1

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 7:30 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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**Peter Hobby
phobby@gmail.com
113 Valley Road
Bethesda, Maryland 20816-2634**

Attachments

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Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 QUENTIN REMEIN

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

8/9/2024 9:38 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

With agricultural land shrinking worldwide from development and climate change and Montgomery County continuing to develop the Ag Reserve, we will have no land for agriculture. I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.


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QUENTIN REMEIN
email4q@remein.net
201 BRYANTS NURSERY RD
SILVER SPRING, Maryland 20905-3844

Attachments

File Name	File Size (Bytes)	🔄
		
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0 - 0 of 0 (0 selected)		Page 1

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Wednesday, July 10, 2024 5:15:31 PM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
301.495.2177



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From: Rachel Mattingly <noreply@adv.actionnetwork.org>
Sent: Wednesday, July 10, 2024 3:29 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Rachel Mattingly

rachel.a.mattingly@gmail.com

17117 Hoskinson Rd

Poolesville, Maryland 20837

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/3/2024 6:56 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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**Rachel Rosenfeld
rrfeld@gmail.com
16315 Budd Rd
Poolesville, Maryland 20837**

Attachments

File Name	File Size (Bytes)	↻
		
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0 - 0 of 0 (0 selected)		Page 1

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 10:01 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Randi Field
scribers@verizon.net
9307 Long Branch Parkway
Silver Spring , Maryland 20901

Attachments

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From: [Butler, Patrick](#)
To: [Joyce Breiner PvlGrn](#)
Cc: [Beall, Mark](#); [Penn, Joshua](#); [Casey, Jonathan](#); [Pratt, Jamey](#); [Mills, Matthew](#); [Coello, Catherine](#); [Thompkins, Melissa](#)
Subject: RE: Chaberton Sugarloaf Solar Project, MR2024016
Date: Monday, July 8, 2024 11:52:30 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Thank you, Ms. Breiner. We appreciate you writing to us on this important plan.

Thank you,



Patrick Butler

Chief, Upcounty Planning Division

Montgomery County Planning Department

2425 Reedie Drive, 13th Floor, Wheaton, MD 20902

patrick.butler@montgomeryplanning.org

o: 301-495-4561 c: 240-772-6736



WE'VE MOVED!

THE NEW PARK AND PLANNING HEADQUARTERS IS NOW LOCATED AT
2425 REEDIE DRIVE, WHEATON, MD 20902

From: Joyce Breiner PvlGrn <joyce@poolesville.green>
Sent: Monday, July 8, 2024 11:41 AM
To: Butler, Patrick <patrick.butler@montgomeryplanning.org>
Subject: Chaberton Sugarloaf Solar Project, MR2024016

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Mr. Butler,

Poolesville Green would like the Montgomery County Planning Board to know that we, as an environmental and climate action organization in the county, support the advancement of the Chaberton Sugarloaf Solar Project.

Poolesville Green is very cognizant of the urgent need for all economic sectors to participate in addressing climate action whether it be in the high density urban parts of the county or the rural agricultural sector. We believe that this existential threat calls for novel responses.

It is for this reason that Poolesville Green writes to express support for the Chaberton Sugarloaf Solar Project given the lack of climate action progress in the county including but not limited to lack of progress since ZTA 20-01 was passed to advance solar on the limited acreage permitted under the amendment.

Sincerely,

Joyce Breiner

Joyce Breiner, CC-P®

Executive Director

Poolesville Green, Inc.

joyce@Poolesville.Green

301-717-8673



A week before the Wright Bros flew, a New York Times editorial stated man would not fly for another 1 to 10 million years.

Email

Fight to defend the Ag Res...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Fight to defend the Ag Reserve from solar array developers

Date Sent

Date Received

7/16/2024 5:24 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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**Richard Drury
radrury@gmail.com
14500 Chrisman Hill Dr
Boyd's, Maryland 20841**

Attachments

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0 - 0 of 0 (0 selected)		Page 1

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Saturday, July 13, 2024 10:55:50 AM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
301.495.2177



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From: Rita Anselmo <noreply@adv.actionnetwork.org>
Sent: Saturday, July 13, 2024 7:22 AM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Rita Anselmo

rmanselmo@verizon.net

23101 Slidell Rd

Boyd's, Maryland 20841

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 1:20 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Robert Goldberg
goldbergrn@gmail.com
21404 Davis Mill Road
Germantown, Maryland 20876-4422

Attachments

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Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 7:28 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

Montgomery County citizens through through democratic processes decided to allow solar panels on lands poorly sited for farming. Please don't destroy good agricultural land. We all need to eat. We have lots of places for panels that are not being used -- parking lots and roofs tops of commercial buildings.

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve.

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**Robert Janku
robert_janku@yahoo.com
11209 Trippon Ct
North Potomac, Maryland 20878**

Attachments

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0 - 0 of 0 (0 selected)		Page 1

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Monday, July 8, 2024 10:23:56 AM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
301.495.2177



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From: Robert Wilbur <robert.wilbur@sdsu.edu>
Sent: Friday, July 5, 2024 5:24 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

This matter is a crossroads for the County. At stake is the ability of the County to control its land use. Control over land use is control over the future of the County. Once lost, it cannot be recovered. This right to control must be defended vigorously. I am asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning. The Public Service Commission must give "due consideration" to municipal policies in their decisions.

Solar siting is important to the future of the County. The County has recognized this through its firm commitment to a balanced solar siting policy that protects the prime soils of our treasured Ag Reserve. ZTA 20-01, the provision that allowed solar in the Reserve, was the result of lengthy stakeholder engagement. Community solar arrays approved under the ZTA are being built on less-than-prime soils, several more approved projects are paused in line by the grid operator, unable to process more requests at the speed they are coming in.

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I recognize that there are many demands on your time, but the PSC's decision on this matter will have long lasting effects on the future of our County and on the ability of you and the people that will follow you to direct that future.

Robert Wilbur

robert.wilbur@sdsu.edu

15428 Conrad Spring Rd

Boyd, Maryland 20841

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 2:58 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)
To County Executive, County Council Members, Planning Board Commissioners:

Please honor both the local 2021 solar zoning ZTA, (ZTA) 20-01, and the 1980 plan that created the Ag Reserve. Mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

Solar panels should not be erected on prime farmland.

2021 was the culmination of a 2-year process in which Montgomery County Council and interested parties intensively debated the issue of solar in the Ag Reserve and under what conditions it would be acceptable. In the end, the County Council and parties involved hammered out a workable compromise, (ZTA)20-01, that would not risk sacrificing good farmland for solar projects.

Yet the two solar projects that have applied directly to the MD Public Service Commission (PSC) for approval of their 4-5 MW facilities in the Reserve on prime farm soils are in direct conflict with (ZTA)20-01, which stipulates that “the Solar Collection System is prohibited on soils classified by the United States Department of Agriculture as either Soil

Classification Category I or Category II.” Yet, both large solar projects are proposed to be built in fields that have been farmed for years and are mostly made up of Class 2 soils. This conflicts with the County’s zoning ordinance.

Protect the Agricultural Reserve, our nation’s foremost farm protection area.

The Agricultural Reserve, established in 1980, is a nationally acclaimed land-use plan that was established in 1980 in response to the rapid disappearance of Montgomery County farms. The Ag Reserve is a vital part of the County’s economy, and the environmental, recreational and cultural benefits of the Ag Reserve extend to all residents of Montgomery County, and the broader region. Furthermore, the Ag Reserve is Important for the food security of Montgomery County residents.

The Covic pandemic revealed the extent of food insecurity in Montgomery County and underscored our need to support and increase local food production. Ag Reserve efforts such as The Farm to Food Bank Program and the Montgomery Countryside Alliance’s Land Link Program have grown in response to this need. As the climate crisis worsens, and as fuel prices increase and food supplies are disrupted, local food production in the Ag Reserve will become even more critical to our future.

Defer to the County’s zoning plan – maintain agriculture as the primary use of farmland in the Ag Reserve.

Uphold (ZTA) 20-01 and the conditional use process to allow solar on a case-by-case basis. This will keep purchase and rental of farmland affordable to aspiring farmers. Otherwise, if the Ag Reserve is opened to non-conditional solar development, a flood of commercial solar companies will continue to offer landowners more money for that land than they can make leasing the land to farmers. Such a land use change would displace farming and put affordable farmland increasingly out of reach for would-be farmers. We can sensibly accommodate solar and preserve farmland for the future by deferring to Montgomery County’s solar zoning law.


Conclusion:

- DEFEND OUR LOCAL ZONING ORDINANCES AND COUNTY LAW WHEN EVALUATING LARGER SCALE SOLAR PROJECTS**
- SUPPORT OUR COUNTY’S CONDITIONAL USE PROCESS TO ALLOW SOLAR ON A CASE BY CASE BASIS**
- MAINTAIN AGRICULTURE AS THE PRIMARY USE OF LAND IN THE AGRICULTURAL RESERVE IN MONTGOMERY COUNTY, MARYLAND**

**Respectfully submitted,
Roberta G (rg) Steinman**

**Roberta Steinman
lifeonurth@gmail.com
9009 Fairview Rd
Silver Spring, Maryland 20910-4106**

Attachments

File Name	File Size (Bytes)	
• Loading Attachment records...		
0 - 0 of 0 (0 selected)		Page 1

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/3/2024 7:46 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

Renewable energy sources are good, but more reliable energy source sexist and are dependable. The Earth is getting warmer more from other natural causes than the Carbon Dioxide hype. Higher Carbon Dioxide has greatly staved off many famines. Small modular safe nuclear reactors are a better bet for needed reliable energy sources.

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

ZTA 20-01, the provision that allowed solar in the Reserve, was the result of lengthy stakeholder engagement. Community solar arrays approved under the ZTA are being built on less-than-prime soils, several more approved projects are paused in line by the grid operator, unable to process more requests at the speed they are coming in.

Solar developers are offering landowners 10 and 20 times what farmers pay to lease acreage - locking a new generation of diverse producers out of the only land in the county set aside for farming. The economics of the Reserve stand to be completely upended without an approach that balances how we use our finite supply of flat, sunny fields of prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue at the PSC.

**Ron Sheinson
ronsheinson@aol.com
809 N Belgrade Rd
Silver Spring, Maryland 20902**

Attachments

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Email

Uphold County Zoning and th...

Owner

 MCP-C...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/10/2024 8:38 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)


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ZTA 20-01, the provision that allowed solar in the Reserve, was the result of lengthy stakeholder engagement. Community solar arrays approved under the ZTA are being built on less-than-prime soils, several more approved projects are paused in line by the grid operator, unable to process more requests at the speed they are coming in.

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Sarah Defnet
defnet@verizon.net
18010 Elgin Rd
Poolesville, Maryland 20837

Attachments

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Email

Uphold County Zoning and...

Owner

 MCP...



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From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

8/10/2024 1:45 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

Sheila Blum
sheilablum2@gmail.com
6904 Ridgewood Ave.
Chevy Chase, Maryland 20815

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Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 2:46 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Solar developers are offering landowners 10 and 20 times what farmers pay to lease acreage - locking a new generation of diverse producers out of the only land in the county set aside for farming. The economics of the Reserve stand to be completely upended without an approach that balances how we use our finite supply of flat, sunny fields of

prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

Shelley Jones
Shelleyjones63@gmail.com
8500 Garland Avenue
Takoma Park, Maryland 20912

Attachments

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Email

Respect and uphold our Co...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Respect and uphold our County Zoning and Master Plan at the PSC

Date Sent

Date Received

7/16/2024 2:36 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm our County's wise commitment to balanced solar siting policy that protects the prime soils of our Ag Reserve.

The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with our county's zoning.

ZTA 20-01, the provision that allowed solar in the Reserve, is the result of lengthy stakeholder engagement. Community solar arrays are being approved under this ZTA for less-than-prime soils, several more approved projects are paused because the grid operator is unable to process more requests.

Solar developers are offering landowners 10 and 20 times what farmers pay to lease acreage - locking out a new generation of diverse producers from the only land in the county set aside for farming. The economics and very goals of the Reserve stand to be completely upended without an approach that wisely uses our finite supply of flat, sunny

fields of prime soils to protect our county's resiliency. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

Stephen Whitney
steveatcres@gmail.com
16 Crescent Place
Takoma Park, Maryland 20912

Attachments

File Name	File Size (Bytes)	🔄
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From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Thursday, July 18, 2024 9:29:51 AM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
301.495.2177



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From: Steve Nothwehr <noreply@adv.actionnetwork.org>
Sent: Wednesday, July 17, 2024 7:49 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I live at 21030 Peach Tree Rd, Dickerson, MD in the ag. reserve of Montgomery County. Outside of the ag. reserve, there is very little farmland left in the County. I strongly support alternative energy efforts but we need to balance that with the ability to grow food. Allowing Chaberton to do an end-run around the current rules for solar in the ag. reserve would not achieve that goal. Thus, I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

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Sincerely,
Steve Nothwehr

Steve Nothwehr
nothwehrs2@gmail.com
21030 Peach Tree Rd
Dickerson, Maryland 20842

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/17/2024 4:33 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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I lived in Poolesville for thirty years until just a couple months ago. Now retired and moved out of state. I am INCENSED that corporations would attempt to CIRCUMVENT established RULES and PERMITTED USES within the AG RESERVE!! There should be no consideration of this stated request and WITHOUT HESITATION DENIED!!! The beautiful natural land and it being protected for use as farmland was a wise decision years ago.

The ENFORCEMENT of those rules stands strong and IT IS YOUR DUTY TO UPHOLD THEM WITHOUT QUESTION!!!!

Solar developers are offering landowners 10 and 20 times what farmers pay to lease acreage - locking a new generation of diverse producers out of the only land in the county set aside for farming. The economics of the Reserve stand to be completely upended without an approach that balances how we use our finite supply of flat, sunny fields of prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

**Steven Boulter
steven.boulter@verizon.net
170 Southcove Dr
Greenback, Tennessee 37742**

Attachments

File Name	File Size (Bytes)	↻
		
There are no Attachments to show in this view. To get started, create one or more Attachments.		
0 - 0 of 0 (0 selected)		Page 1

From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Monday, July 8, 2024 10:20:49 AM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
301.495.2177



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From: SueAnn Silvis <noreply@adv.actionnetwork.org>
Sent: Wednesday, July 3, 2024 12:27 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Solar developers are offering landowners 10 and 20 times what farmers pay to lease acreage - locking a new generation of diverse producers out of the only land in the county set aside for farming. The economics of the Reserve stand to be completely upended without an approach that balances how we use our finite supply of flat, sunny fields of prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue at the PSC.

SueAnn Silvis

sasilvis@gmail.com

20501, Top Ridge Dr

Boyd's, Maryland 20841

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Susan

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 8:26 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Susan Miles
spmiles@starpower.net
1003 N Mansion Dr
Silver Spring, Maryland 20910

Attachments

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Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/24/2024 6:25 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

Please keep the Ag Reserve what it is intended for - agriculture, not solar culture.

**Susanna Sammons
mum2sdk@gmail.com
14920 Braemar Crescent Way
Darnestown, Maryland 20878**

Attachments

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Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/3/2024 6:04 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to strongly reaffirm and encourage the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve.

The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

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It's more than money. It's good for our free land and to have land. Food.

Solar developers are offering landowners 10 and 20 times what farmers pay to lease acreage - locking a new generation of diverse producers out of the only land in the county set aside for farming. The economics of the Reserve stand to be completely upended

without an approach that balances how we use our finite supply of flat, sunny fields of prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue at the PSC.

Suzanne Piner
suzanne.piner@hotmail.com
17002 Hughes Rd
Poolesville, Maryland 20847

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Owner

 MCP...



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From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

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Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 1:55 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.


ZTA 20-01, the provision that allowed solar in the Reserve, was the result of lengthy stakeholder engagement. Community solar arrays approved under the ZTA are being built on less-than-prime soils, several more approved projects are paused in line by the grid operator, unable to process more requests at the speed they are coming in.

Solar developers are offering landowners 10 and 20 times what farmers pay to lease acreage - locking a new generation of diverse producers out of the only land in the county set aside for farming. The economics of the Reserve stand to be completely upended without an approach that balances how we use our finite supply of flat, sunny fields of

prime soils. Please solidify the county's 40 year commitment to the Ag Reserve with strong engagement on this issue before the PSC.

Sylvia Dellamula
dawa.dellamula@gmail.com
18931 Fisher Ave
Poolesville, Maryland 20837

Attachments

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0 - 0 of 0 (0 selected)		Page 1

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 2:38 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Chair Artie Harris,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Why not encourage Chaberton and others to build solar arrays on the roofs of already-existing buildings as opposed to valuable farm land. Wouldn't it be marvelous if all those high rises in Rockville and Silver Spring were covered in solar panels?

**Tatjana Meerman
tatmeer@gmail.com
10841 Whiterim Dr.
Potomac, Maryland 20854**

Attachments

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Uphold County Zoning and...

Owner

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Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/18/2024 3:05 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

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(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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Thomas Gleason
entechdev@gmail.com
10209 Menlo Ave
Silver Spring, Maryland 20910-1057

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Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 V W Crawford

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

8/9/2024 8:00 PM

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Planning Chair Artie Harris,

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**V W Crawford
vicki@hunterstrapfarm.com
17201 Whites Store Rd
Boys, Maryland 20841**

Attachments

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From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Thursday, July 18, 2024 9:30:30 AM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
301.495.2177



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From: Victoria Wegener <noreply@adv.actionnetwork.org>
Sent: Thursday, July 18, 2024 8:35 AM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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Senior Counsel Matthew Mills,

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

As a long-time county resident and home owner, I'm writing to reaffirm the commitment to balanced solar siting policy in the County that protects the prime soils of our treasured Ag Reserve. The Public Service Commission must give "due consideration" to municipal policies in their decisions. I'm asking that the county mount the strongest defense of our master plan and zoning policies for the PSC to consider as they weigh allowing two large arrays on prime soils in the Reserve, in conflict with county zoning.

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Victoria Wegener

v_wegener@yahoo.com

804 Violet Place

Silver Spring, Maryland 20910

Email

Uphold County Zoning and...

Owner

 MCP...



Email

From

 Liz Calzadillas

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Subject

Uphold County Zoning and the master plan at the PSC

Date Sent

Date Received

7/16/2024 4:56 PM

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Planning Chair Artie Harris,

Many people have worked long and hard to establish and protect our Agricultural Reserve so we can keep the Reserve as a viable agricultural resource. Renewable energy sources are definitely a priority. There are many other options for solar power such as parking lots, rooftops, and extensive lawn areas around public and private buildings. Any solar energy projects that have to be built in the Reserve definitely need to be sited on subprime soils.

(PSC Case No. 9726, Chaberton Sugarloaf Chaberton Solar Ramier, LLC - Case No. 9733)

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**William George
joenemo@verizon.net
13026 Mill House Court
Germantown , Maryland 20874**

Attachments

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From: [Mills, Matthew](#)
To: [Beall, Mark](#)
Subject: FW: Uphold County Zoning and the master plan at the PSC
Date: Thursday, July 11, 2024 4:50:44 PM
Attachments: [image001.png](#)

Matthew T. Mills
Senior Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
Wheaton Headquarters
2425 Reedie Drive – 14th Floor
Wheaton, Maryland 20902
301.495.2177



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From: Yvonne Coyle <ymscoyle@msn.com>
Sent: Thursday, July 11, 2024 4:49 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Subject: Uphold County Zoning and the master plan at the PSC

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My family has prioritized local food. We love getting produce from local farmers, many in the ag reserve. We feel this choice is best for our community, our health and our earth. Please make it possible for these farms, run by hard working families, to continue supplying our community with delicious, local food.

Yvonne Coyle

Yvonnee Coyle

ymscoyle@msn.com

16001 Narrows Teer

Silver Spring, Maryland 20906