PRE-SUBMISSION COMMUNITY MEETING MINUTES

Chaberton Solar Hazel LLC

Wise Owl Acres Farms, 13850 Forsythe Rd., Sykesville, MD 21784
Tax Map 3, Parcel 14
2.00 MWac / 2.43 MWdc fixed-tilt, ground-mount solar facility
Zoning: RC-DEO. Type of initial plan submission to DPZ: Site Development Plan
Tuesday, October 13, 2026, 6:00 p.m. to 7:35 p.m.
Held at Gary J. Arthur Community Center / Glenwood 50+ Center, West Friendship Room, 2400 MD-97, Cooksville, MD 21723

About the meeting

- A pre-submission community meeting was held under Howard County Subdivision and Land Development Regulations Section 16.156 (site development plan, new non-residential development).
- 8 residents from 6 households attended in person. No one attended by Zoom. Names, addresses and email addresses are kept in the attendee record in the meeting file, which also includes anyone who contacts communityimpact@chaberton.com asking to be added.
- Presenting on behalf of the Chaberton Energy development team: Amee Bearne, AICP, Senior Development Manager, Community Impact, and Patrick McGillivray, Development Manager.
- The meeting was recorded by Zoom. The recording and the meeting materials are posted at www.chaberton.com/hazel-oct13.
- Notice was mailed by first-class mail, sent electronically to registered recipients, and posted on the property, as required by the County. No community association was identified for the area.

Meeting remarks

- Introduction of the development team members in attendance and of the development firm, Chaberton Energy.
- Full-scale plan drawings were presented, including the conceptual Electrical Site Plan (Revision E, dated 8/31/2026), the Existing Conditions Plan, and County floodplain and agricultural easement maps. The presentation covered the site zoning and easement, site access off Forsythe Road, utility interconnection at Gaither Road, the stormwater plan process, stream and wetland buffers, the landscape buffer, and the limit of disturbance.
- The compliance slide summarized the State siting requirements under the Renewable Energy Certainty Act: project siting 100 ft from all property lines, 150 ft from the nearest dwelling, a landscape buffer where there is less than 50 ft of existing woods, and no visible lighting from dusk to dawn except small indicator lights on equipment.
- Through the County's review process, the Agricultural Preservation Board held a review of the project. The next step is to submit an Environmental Concept Plan to the County, followed by DPZ site plan review, which can take up to about a year. An approved site plan is expected in about 1.5 years, followed by an 18-month construction timeline from notice to proceed, with 2 to 6 months of active construction. These are estimates and depend on the County.
- Chaberton's community engagement goes beyond the minimum County requirements: notices were sent beyond the required adjoining owners, and Chaberton representatives visited neighbors at their

homes. Chaberton engages early in the planning process so community input can be considered in the design.

- Chaberton Cares, the company's philanthropic program, supports local communities. In Howard County the company has set up a scholarship for STEM students.

Plan and presentation content required by the County

The full-scale plans and the presentation identified the following:

- Zoning (RC-DEO), the agricultural preservation easement (HO-84-05-E), and the type of development: ground-mount solar arrays and inverters. No residential lots or units.
- Roads, driveways and access: an existing farm drive off Forsythe Rd, and the utility interconnection at Gaither Rd. No permanent parking and no sidewalks or pathway connections are proposed.
- Stormwater management: the conceptual stormwater plan will be filed with the Environmental Concept Plan.
- Streams (75 ft buffer), wetland buffers and the County floodplain map; the approximate limit of disturbance; and the landscape buffer. Steep slopes and forest conservation areas will be delineated with the Environmental Concept Plan.
- Existing conditions: no existing structures are being removed, and there are no buildings within 100 ft. The nearest home to the panels is the landowner's residence, about 190 ft away, and the nearest residence outside the landowner's is about 600 ft from the inverters. Nearby public roads are Forsythe Rd and Gaither Rd. No scenic roads, historic assets, cemeteries or off-site environmental features were identified.
- Compliance: how the plan meets State and County requirements, as summarized above. No waivers or deviations have been identified at this stage.
- Minimizing impacts on adjoining homes and protecting the environment: setbacks, landscape buffers, fencing, no visible lighting, stream and wetland buffers, and stormwater management, as described below.

About community solar

Community solar is a program regulated by the State of Maryland for projects under 5 MW. Subscribers receive credit for solar energy generated on their behalf, with no subscription fee. At least 40% of a project's output goes to low-to-moderate income subscribers (80% of area median income or less for a family of four). Any BGE customer can subscribe, regardless of location, and about 250 subscribers are expected for this project. Subscribers can sign up now through three subscription management companies. There is a waitlist for community solar subscriptions. This project is not expected to go online for at least another year and a half.

Topics raised by attendees and Chaberton's responses

Responses are summarized by topic below, as given at the meeting.

- **The project and site.** The panels are fixed tilt, on about 7 acres of the 277-acre parcel. After a site walk with the landowners about eight months ago, the landowners chose this location. Chaberton identifies the viable areas, and the landowner decides where on the parcel the lease is located. The up to 13 acres mentioned in the Agricultural Preservation Board package came from early conversations with the landowner and was mostly forested. Chaberton determined it was not viable to put solar there. This is the only lease with this landowner, and Chaberton is not aware of others in the pipeline. Chaberton submitted a request regarding endangered species and did not receive feedback indicating potentially impacted habitat of any listed species. The dashed line on the plan is the 100 ft setback from property lines required by State law.

- **Gaither Rd interconnection.** The project connects to existing overhead lines at Gaither Rd by installing four standard wooden poles, the same size as the existing poles, with manual disconnects so the utility can separate the solar from the grid for maintenance. The access road is about 175 ft by 20 ft at most, gravel and permanent, with no gate at Gaither Rd, and its size may change with the utility's requirements. Some trees will be cleared to clear the power lines, and trees will likely be replanted elsewhere on the parcel as the County determines under forest conservation rules. Gaither Rd is the shortest route and has the least impact on natural resources, with better natural screening. A Forsythe route would be about three times as long, go through woods and farmland, require line upgrades to three-phase power, and also affect homes on that side. A stream and wetland at Gaither Rd prevent a road crossing, so overhead lines will span them, and the utility's point of interconnection is typically at the public right-of-way. Multiple interconnection alternatives were considered. No landscape screening is currently proposed around the interconnection. It is not a State requirement, the County may ask for it, and the Colonial Pipeline easement is a constraint on planting there. Chaberton has had discussions with Colonial Pipeline, which has a process for granting an easement. The pipeline easement gives Colonial access, and the land remains the landowner's, with limits on what can be developed in the easement. Chaberton's real estate team will work through the easement as part of the process. The project bears the cost of the new utility infrastructure.
- **Visibility and screening.** The project cannot be seen from Forsythe Rd. From homes on the northeast side across the creek, the top of the project will be visible, including in winter when the leaves are off. State law requires a landscape buffer wherever there is less than 50 ft of existing woods on the parcel, which is why the plan shows a landscape buffer along the southern border. The plan is conceptual and based on aerial imagery. Chaberton representatives will visit a resident's property, and other nearby properties on request, to look at sight lines and discuss what can be done. Planting trees is part of construction.
- **Stormwater, erosion and slopes.** The conceptual stormwater plan is not complete and will be filed with the Environmental Concept Plan, where it will likely receive several rounds of County comments. The panels are spaced closely enough that the County will treat them as impervious surface, so stormwater management is required: ponds and silt fences during construction, and retention ponds, swales or similar features afterward. The purpose of stormwater management is that the amount of water leaving the parcel stays the same after the project is built. The engineers determine where features must go. Placing them in the Colonial Pipeline easement would be up to Colonial and is probably not possible. The 22,000 sq ft stormwater exemption does not apply to this project. Slopes have not been analyzed yet. Boundary and topographic surveys, part of the permitting process, will give the slope percentages and inform the stormwater design.
- **Construction, noise and traffic.** Construction takes about 18 months from notice to proceed, including mobilization, permits and the utility's interconnection work, with 2 to 6 months of active construction. Inverters are the only noise source. They are more than 400 ft from the nearest residence, which is the landowner's. Noise is essentially ambient beyond about 400 ft, and the nearest residence outside the landowner's is about 600 ft away. There is no daily traffic, with maintenance visits likely weekly at most, and the County analyzes traffic impact as part of the submission. There is no permanent parking or staff. A temporary laydown yard is used during construction. The farm drive is conceptually planned at 12 ft wide, to be set with the County and the fire marshal. No visible lighting is allowed from dusk to dawn under State law, and the equipment has indicator lights that are not visible beyond a few feet.
- **Approvals and expansion.** Once the stormwater plan and permits are approved, the design is locked in, and Chaberton cannot add panels without changing those permits. Commitments made through the design process are put in Chaberton's transaction documents and become part of the permit. Any expansion would restart the whole process, including notice letters and a hearing, and a new Agricultural Preservation Board review would be needed. State co-location rules currently limit projects on the same parcel to 10 MW.

- **Notices and engagement.** The County requires notice to adjoining owners who share a border. Chaberton sent notices much farther because people who do not share a border should also be able to understand what is happening. Chaberton representatives will visit properties at the owners' request. The presentation and handouts will be emailed to attendees and posted on a project webpage.

Questions asked at the meeting

All questions asked at the meeting were answered at the meeting. No separate written responses are required. Participants and interested parties are encouraged to contact Chaberton at communityimpact@chaberton.com with any further questions not asked at the meeting.

Clarifications added after the meeting

- **Endangered species:** Chaberton checked with the U.S. Fish and Wildlife Service and received a response that there is no impact.
- **Landscape planting:** Landscaping is installed as early in construction as practicable and before the facility begins operating, as the County's required plan notes provide.
- **Stormwater review:** The stormwater plan will be reviewed by the County to ensure it meets County and State requirements.
- **Contact:** Requests for property visits and other questions can go to communityimpact@chaberton.com.

Follow-up

- Chaberton representatives will visit the property of the resident who asked for a visit. Other neighbors who would like a visit can contact communityimpact@chaberton.com.
- A project webpage is live at www.chaberton.com/hazel-oct13 with the meeting recording, the presentation, the site plans and the Howard County documents shared at the meeting.
- The presentation slides will be emailed to attendees, along with the project webpage.

Next steps under the County process

- The property sign will remain posted until at least November 3, 2026.
- These minutes will be sent by November 12, 2026, to attendees and to interested parties who could not attend and asked to be informed.
- These meeting minutes, along with a certification of the required meeting notice, will be filed with the County Department of Planning and Zoning.
- After considering neighbor input, an Environmental Concept Plan application will be filed with the County. The plan must be filed within one year of this meeting, by October 13, 2027.
- Within 7 days of filing, Chaberton will notify all attendees and anyone who contacts communityimpact@chaberton.com asking to be informed.
- After filing, the project can be followed on the DPZ website (www.howardcountymd.gov/planning-zoning) and the DPZ Search Plans in Process application (data.howardcountymd.gov/search_plans/search_plans_web.aspx).

Contact: Amee Bearne, AICP, Senior Development Manager, Community Impact, communityimpact@chaberton.com