

**Pre-Submittal Community Meeting Minutes  
Davis Hill Development  
Community Solar Project – 17700 Barnesville Road  
October 10, 2024**

The pre-submission community meeting was held virtually utilizing the Zoom platform on Thursday October 10, 2024. The meeting commenced at 6:30 PM.

The following representatives of Davis Hill Development attended the meeting:

Soo Lee-Cho	Bregman, Berbert, Schwartz, & Gilday, LLC
Tory Hanna	Davis Hill Development
Jesse Connor	Davis Hill Development
Chad Southerland	Davis Hill Development
Maria Morales	Davis Hill Development
Matt Coleman	Davis Hill Development
Brad Glatfelter	Bowman Consulting
Ethan Pacifico	Bowman Consulting
Gregg Eberly	Bowman Consulting
Leah Maslov Nagy	Bowman Consulting

Several community members also attended the meeting.

Addi Davis	Kristina Bostick
Anne Davies	Laurie Savage
Antonette Koerber	Margery Edmundson
Anupama Shivacharan	Max Von Duerckheim
Belinda Rhoads	Michael J. Ortiz
Curtis Harris	Michael Yarrington
Darius Mirsaidi	Mildred Callear
David Wagner	Peter Jons
Dawn McDonald	Rajat Shivacharan
Doug Crosswhite	Ross Ostrander
Ellen Gordon	Sara Roa
Jaime Field	Sheila Colihan
Jan Burdette	Susan Davis
Jim and Ellen Ballard	Timothy Kammerer
Kathleen Balogh	Vince Roa
Kimberly Kempa	Will Rickman
Kizita Awuakye	

Soo Lee-Cho began the meeting by introducing herself and the purpose of the meeting. She outlined the agenda, which comprised of a presentation followed by a question-and-answer session, before she gave the floor to Tory Hanna, a representative of Davis Hill Development.

Tory Hanna introduced himself as the Vice President of Business Development and Origination at Davis Hill Development, and an urban planner and zoning expert. He introduced several representatives from Davis Hill Development that attended the meeting including Matt Coleman, CEO of Davis Hill Development; Chad Southerland, project developer in the Mid-Atlantic area; and Maria Morales, project developer.

Leah Maslov Nagy introduced herself as a project manager with Bowman Consulting and Ethan Pacifico, who is the lead design engineer for this project.

Tory Hanna then shared some of the details about Davis Hill Development stating that it is a solar project developer focusing on the community solar space. The company primarily focuses on the Northeast region and is one of the preeminent developers in Montgomery County and operates 19 projects within the county. They have a long-standing partnership with the Montgomery County Green Bank.

Ms. Lee-Cho began her presentation by explaining her role as land use counsel, assisting the project through the entitlement process. She outlined the purpose of the meeting, which was to inform the community about the proposed conditional use application, noting that no formal application had been submitted yet.

She addressed the multiple signs posted along Barnesville Road, and apologized for the confusion they might have caused with respect to the number of proposed projects. She clarified that there is only one project being considered.

Ms. Lee-Cho shared images of the natural resource inventory, detailing the property boundaries and the designated area for the solar array. The presentation included maps showing the property layout, soil classifications, and the proposed orientation of the solar array. She highlighted efforts to minimize disruption to existing environmental features and described landscaping plans aimed at creating a vegetative screen buffer along the road. A cross-section view illustrated the project's components, including tree planting, security fencing, and the solar arrays themselves.

At the conclusion of the above-described presentation, Ms. Lee-Cho invited the attendees to ask questions or provide comments, stating that she would speak on the procedural aspects of the conditional use application process later.

Representative questions/comments include the following:

- Question: *Could the proposed driveway be moved further west, as it is currently situated directly opposite my driveway?*

The Montgomery County Planning Department and its transportation reviewers often require that driveways be aligned across from each other whenever possible due to potential conflicting movements. This layout was designed based on our experience and information that we believe will meet the planning department's requirements. We certainly can take another look at it.

- Question: *What kind of noise can I expect from the electrical equipment that you were?*

It won't make any more noise than a typical AC unit. If you were right next to it, you would hear humming, but we don't expect it to be audible from across the road.

- Question: *I'm wondering what you're going to be doing about the Agrivoltaics requirement in the county law?*

Under the conditional use standards for solar collection systems in the AR zone, there is a requirement to use pollinator-friendly plantings beneath the panels and there's potential for the use of grazing farm animals (i.e., sheep) for management and maintenance. Incorporating agrivoltaics is a requirement.

- Question: *Will you use local sheep to graze the collector grounds?*

Yes, we will work with a local sheep grazer.

- Question: *Have you done an environmental impact study?*

A stormwater management concept plan is being developed in conjunction with the conditional use application. The natural resource inventory shown earlier is the first step of the county's environmental review of the site, to ensure that our proposed footprint takes into account existing environmental features. If any mitigation is required, it will be identified through a forest conservation plan and the stormwater management plan. From our experience with other solar projects in the county, the panels in community solar projects are not considered impervious. Only the ground-mounted poles create any impervious impact, so the overall effect on the land is minimal. Water can still penetrate the soil, as it is not blocked by the solar panels.

- Question: *What have you guys reviewed as far as soil erosion, because it is on an incline as well, have you considered that with the landscape?*

Under a conditional use application, it is required to maintain pollinator friendly material under the panels. There will be a concerted effort to plant the ground with pollinator friendly seeds and maintain that.

- Question: *Have you developed any sort of long-term general / annual maintenance plan?*

The Montgomery County development review process has a mechanism to make sure that the site is maintained properly in compliance with all conditions. County inspectors conduct annual visits to conditional use sites to ensure compliance. If any commitments, such as maintaining pollinator-friendly materials or Agrivoltaics, are not being met it can become an enforcement issue.

- Question: *Will it be a chain link fence or a livestock fence?*

A decision has not been made yet. While we typically use chain link fences, we have also used farm fences in the past.

- Question: *Are you thinking of using central inverters or string inverters?*

To be able to better control the rows of panels, we will be doing a string setup.

- Question: *What's your general ETA, assuming you get all the permits and everything?*

We are planning to file the conditional use application at the end of October or early November. The conditional use process takes about six to seven months. After approval, we will begin the process to get the construction and building permits issued, which is estimated to take an additional two months. Following conditional use approval, we will move into procuring the equipment and begin construction 3 to 4 months after that. The construction is estimated to take 2 to 4 months.

- Question: *Do you make use of local EPC's (engineering, procurement, construction) or do you EPC yourself and hire local electricians, mechanical, civil?*

We make use of third-party EPC.

- Question: *Your landscaping plan is just a general high-level view of zigzagging trees. Is there any more detail you have on the types of trees? Are there any adjoining bushes?*

We don't have that ready for tonight, but we will have that level of detail for the conditional use plan.

- Question: *What reports or documents do you guys have as far as the migratory birds and the Bald Eagles that live in the area?*

Not on that specific issue. The natural resource inventory is the county's requirement for assessment of existing environmental features and includes endangered species on the property. If the bald eagles are not on the property, then it wouldn't have been highlighted in the natural resource inventory. We are not taking down any actual trees on this property. In terms of habitat disturbance, I don't think we have an issue there.

- Question: *They must cut back trees for utility right of ways, so how can you say that you won't cut down trees?*

We are not taking down any trees for this project.

- Question: *Do solar collectors raise ambient summer temperatures above normal and adjacent to the collectors with their dark colors?*

While solar panels are dark in color and absorb sunlight, they do not significantly raise ambient summer temperatures in the areas adjacent to them. Studies have shown that solar panels can slightly increase the temperature directly beneath the panels due to heat absorption, but this effect is typically localized and minor. The heat is not substantial enough to affect the temperature of nearby areas or properties. Some solar designs, such as those used in agrivoltaics or on vegetated land, can actually create cooling effects by providing shade and reducing evaporation from the ground. Overall, the environmental benefits of reducing greenhouse gas emissions from solar energy far outweigh any minimal localized heat effects.

- Question: *There's a lot of us in this area that use wells, and we are a watershed to the local reservoir, there is a lot of heavy metals used in photovoltaic Solar panels, what is their impact on that?*

We only procure what we call tier one equipment, which is vetted equipment from vetted manufacturers. It's warranted equipment and all self-contained units. There is no toxic run-off and no harm from electromagnetic fields from solar projects.

- Question: *Does the landowner already have a written agreement and contract with this company, or is that still in play?*

There is an agreement with the property owner. We would not be able to bring forth an application of this nature without an agreement.

- Question: *What happens if the property were to change hands?*

The solar lease that we have with the landowner is transferable. If the landowner decided to sell, we would still operate for however many years are left on our solar term with the new landowner. It wouldn't impact the life of the solar array. Should the owner want to sell the land, we'd still be there as the tenant to the new landowner.

- Question: *Am I understanding you correctly that the soil composition will prevent future expansion of more solar panels?*

There are no planned expansions to the project. Soils are one of the factors limiting expansion of the facility. The county's conditional use law for solar allows for conditional use applications in the AR Zone only on soils Class 3 or 4.

- Question: *Do you have plans to expand beyond 5 acres?*

We do not have any plans to expand, and even if the landowner wanted to expand our footprint, we would not be able to. We have locked in a capacity of 1800 kilowatts, or 1.8 megawatts, with the utility - Potomac Edison. Once we have locked in that capacity on the line that goes down Barnesville, we are not able to expand it. It is a long-term agreement for that amount of electricity. Even if the landowner, or a future landowner he would sell to, wanted to expand they would not be able to. We cannot expand this contract with the utility.

- Question: *Who do I contact so I can object and prohibit the forwarding of this project?*

Conditional use applications are first reviewed by the Montgomery County Planning Department for their technical expertise. The Planning Department staff will conduct a review of the application and the Forest Conservation Plan and generate a staff recommendation in the form of a report. This report becomes part of the record and is sent to the Office of Zoning and Administrative Hearings. Following this, a public hearing will be held by the Office of Zoning and Administrative Hearings. This hearing provides an opportunity for anyone to attend and give testimony. During the hearing, you can testify, make formal statements, bring up studies, and ask questions.

- Question: *Will there be a permit listed so that we can track this?*

A conditional use application number will be assigned to our application that can be used to monitor and track. After we file, there will be an application notice that will get sent to anyone who is here and wants to be part of the mailing list. You will receive notices regarding that hearing.

- Question: *Where is Davis Hill Development located?*

Davis Hill Development has offices in Vienna, Virginia; Richmond, Virginia; Nashville, Tennessee; and Greenwich, Connecticut.

- Question: *Does Davis Hill Development basically go around the country, lease property, set up a solar array, and then sell the energy to the utility?*

Yes. More specifically, Davis Hill Development operates in 9 Northeast markets and focuses on community solar markets where you can build a solar asset and export power to the grid. Our projects are around 2 megawatts, 2000 kilowatts, or smaller.

- Question: *What experience do any of the project team members have with solar projects in any phases of planning and construction in the AG reserve of Montgomery County?*

Ms. Lee-Cho: This is the second project that I've done. Another project is under construction in the AR zone. My law partner has had one project also in the AR zone. Between the two of us, this would be our third project in the AR zone.

- Question: *I had a tree harvest that was delayed and eventually canceled because of nesting birds. Does your timeline take into account that nesting birds might interfere with getting this project in?*

For this project, we are not proposing the removal of any kind of vegetation.

- Question: *Do you have a list of the addresses where you have your installations in the Montgomery County area on your website?*

Yes, we do, and we can certainly provide you with that list. We also have case studies for projects that we have operational in the county. The Montgomery County Green Bank also puts them on their website.

- Question: *What is the benefit to the property owner to put this on? Can you tell us the lease amount?*

The property owner has a lease arrangement with DHD, the lease amount is confidential proprietary information that we are not at liberty to disclose.

- Question: *Can you tell us the years that the lease will be in effect?*

It is a 20-year lease.

- Question: *Why aren't these solar panels being put on top of county buildings, on top of schools, and in parking lots? Why are you here in an AG zone?*

Davis Hill Development has built projects in other areas as you described, on rooftops and schools, but they also develop in the AG zone because Montgomery County has adopted a law to allow it.

- Question: *Should there be an environmental impact on our water supply, is the property owner shielded from litigation?*

To the extent that the use being put on one's property is in fact compliant with applicable law would be something that would be considered in terms of assessment of potential liabilities. Nonetheless, I don't have a definitive answer to this question and would not be able to say one way or another.

- Question: *What are the thermal effects of a solar array in the area?*

There is no heat generated from any of our equipment. The panels themselves collect energy. You might be thinking of a heat Island effect for a concrete or asphalt parking lot in an urban setting, but it is not at all like that. It is not an impervious surface; we have vegetation underneath the panels.

- Question: *There's going to be as much effort as possible from everyone in this community to prevent this. I'm curious if you have had to go through the kind of obstructionist tactics that I will certainly employ to the best of my benefit?*

I have been involved in solar projects that had initial opposition from the community. We were able to work things out with our neighbors, addressing their concerns, and answering their questions. Ultimately, the neighbors embraced the projects. This is why we are conducting this pre-filing meeting. This is completely voluntarily and not a Montgomery County requirement for conditional use applications. We believe it is best practice to conduct these types of meetings in every instance. Hopefully, there is a way forward that we can try to alleviate everyone's concerns. There will be differences, and I may not be able to convince you that this is OK, but that's what this discourse is all about.

- Question: *Have you reviewed Potomac Edison's available hosting capacity?*

Yes. We have a signed interconnection agreement with the utility.

- Comment: *Pollinators are important, but they're kind of the lowest hanging fruit and we're very interested in Agrivoltaics that are agriculture. I'd be very interested as your application goes forward what that's going to be.*

- Comment: *I want to say that I appreciate the fact that you are complying entirely with the county's requirements. We have projects going through the application process that are trying to violate that. I do appreciate that you've taken into consideration the appropriate size and soils.*

- Comment: *There's a lot of all of us in this area are on wells, and we obviously are a watershed to the local reservoir as well, and we know there's a lot of heavy metals used in photovoltaic Solar panels.*

- Comment: *I like the livestock fence. I think it looks better and fits in better with the farm background.*

- Comment: *It's better for the sound if there's a way to position your AC transformer further away from the road. While the noise isn't as significant as some might think, being 20-30 feet further away makes a noticeable difference in audible sound. I agree that across the road it might not be an issue but considering these design aspects can help alleviate local concerns. It*



*shows that you're making an effort to accommodate the community and create the best design possible.*

- Comment: There's two breeding pairs of Bald Eagles that live within 1/4 mile of this property. I've got plenty of pictures and videos of them and that's kind of an important thing, at least to me. And probably most Americans.*

- Comment: I live here and have a pond on my property where we enjoy watching the ducks and geese. The Eastern Shore used to have a lot of solar fields, but they're all gone. Why? Because the Eastern Shore is the best habitat for waterfowl. They took all the fields out solely due to the fact that it was actually deterring the birds from flying through that region. Every morning my girls enjoy seeing all that stuff, and I've got a serious problem with that. If we're going to start losing a beautiful view and then my property value on top of it, it's going to probably go down. And I'm sure your studies are going to say otherwise, but it's a fact. No one wants to see an ugly solar field.*

- Comment: I live here. We moved to the country for a reason. It's pretty out here. If the county wants solar fields, they can go put them on the county buildings. The county is slowly taking away with more and more subdivisions and putting this in. I know you're saying it's only 5 acres, but the county's overall plan is 1800 acres in the agricultural reserve. That's a lot of land. It's only 2% of the county's land now, but it's all out here. It has nothing to do with down county, where everything's overpopulated and overbuilt. I've got a serious problem with this.*

- Comment: You can do a study for anything you want to show, and you will show that there is not an issue. There have not been studies around local birds. I would prefer if you not try to pretend that this is not going to have an environmental impact, because it will. You would be brain dead if you didn't know that these things were going to happen, that our property value is going to go down, that there will be loss of life to birds, that planting flowers underneath is a ridiculous response to the scale of what you're going to be interrupting.*

- Comment: I want to know about what kind of management you will have for the sheep. I own sheep. It takes a lot. It's not just that you place them out there and then that's it. And I don't want to hear the answer to that right now because I'm really more about talking, raising the issues, then actually you responding, because I'm not finding most of the responses to be super helpful right now. What I would like to know are two things. One is who does the soil analysis? And there doesn't seem to be any other inhibition to developing a new contract with Potomac Edison, you may be locked into the one you have now, but you could easily lock yourself into another one and then another one and another one. It's kind of a distraction to say you can't expand this agreement, but you could make another agreement and another agreement.*

- Comment: I don't understand the process enough to know how we get detailed information as this goes on. This is the preliminary thing. Is the next time something happens decisions have already been made or do we have another preliminary where these decisions can*

*be discussed further. Because these are kind of issues I want to know about: the soil in detail, I want to know how this can be expanded indefinitely, and I want to know who to go to with the environmental studies of the impact on breeding bald eagles that fly over my House right over to that property. I've seen them. I'm sure all of us have pictures of it. And for you to say you're not cutting down trees. What if one of those solar panels just happened to attract that eagle and it flew right into it? Can you 100% guarantee that that's not happening? Cause I've seen birds die in solar fields. So given that bald eagles are a protected species, you run a certain risk. Who negotiates that percentage and who do we address that to? Is it through the county? Do I need to deal with my county representatives? We need to have information about how we follow up, because it's very clear there's a large number of us in direct opposition to the disruption of our quality of life. Please don't tell me that it's not a disruption because it is. I want to know every way that I can possibly object and prohibit the forwarding of this project. And I don't know if I get that from you or if I need to call my county person or who that is.*

- Comment: We just have like a big mess there. I mean, they're ugly as ever. I agree with these guys. I live right up the road from this property. I've been for 21 years. I've been driving by this actually 23 years. I know the property. I know the area pretty well. To suddenly take something and put in a Star Wars looking set up over there, it's very disruptive to the community. It's a huge piece of property. Want to just stick it way back so nobody can see it. Does it have to be right on the road? Can't you just put it back further, like way further? It's 105 acres. It'll be an interesting process to see how this goes forward.*

- Comment: It's just a scourge for our community. We came to this rural area for a reason, and we want a farm. And we were not looking to have an investor come in purely 100% as our neighbor. I mean why, why are we looking in the AG reserve if they have all of these other installations in Montgomery County. Are we running out of room now. Going to our farming community, which to me is an absolute jewel for Montgomery County, and if they don't realize that, it's just unfathomable.*

- Comment: We talk about these things that you're going to be performing. I want to know if I'm going to have cancer in three years. I want to know about electromagnetic fields. I want to know about radiation. I want to know about chemical exposure. All the thermal impact. In your world this may be just five acres, but to us this is our livelihood. Clearly you can tell I'm very heated about this and very upset. I'm losing sleep. This is a nightmare and it's just going to take more time out of our working schedule to address these issues and fight these battles in our backyard.*

- Comment: I have a Creek that runs through my property and through our entire neighborhood here. And I heard you say, you're not really concerned about the water that hits the panel and runs off. No, that's not the concern. The concern would be: What is that water? Is it toxic? We're all on wells here. We have a water table. Does this affect our drinking water? This is all being diverted to lower lying areas. There are floodplains throughout our entire area. Here we have rich wildlife. We've got our endangered species. Barnesville Road is a road, it's not a street. It's a historic rustic road, and the AG Reserve was supposed to be protected.*

- *Comment: I object to calling this the Barnesville Community solar project. It is not the Barnesville Community solar project, so I think that's just a designation someone is using, but I would implore you to change it because it has nothing to do with the town of Barnesville.*
- *Comment: I'm frankly shocked that something like this could be proposed at the county level without any consultation with the neighboring Municipality. Except for seeing the sign, I had no idea this was in the works, and I think if that's not a county practice, then we should speak to the county about the idea.*
- *Comment: Alan has said that you guys are following the county rules and that may be the case. That's obviously good, but the whole issue of shielding, as Jamie was just mentioning, is important. Those trees don't grow overnight. You know how long it will take before it really is shielded. Even if you continue with that location, I certainly support what Jamie had said about moving as far off the road as possible. Because this is an agricultural reserve, it would be nice to at least maintain the veneer of it looking like an agricultural reserve. We've seen some of these tree Shields go up along Belleville Road leading toward Poolesville and they double plant them, but its years before they're truly a shield, and I assume that's probably what's likely to happen here. All the people who are concerned about living across the road are rightly concerned, because it is not going to be shielded overnight.*
- *Comment: The end of life of this project is a huge concern. I don't know what the county rules are, I don't know what the landowner requirements are, and I don't know what the solar companies' maintenance requirements are in terms of taking out the panels at the end of life. They don't last forever. There are problems on warranty when companies go out of business. We've seen that happen as well. You end up, as David said earlier, with the potential for a field of detritus.*
- *Comment: I think the bald eagle issue is a real one that will need to be dealt with, even if the county hasn't thought about it before. It'd probably be wise for you all to be thinking about it as well.*
- *Comment: It destroys the AG zone. These people come up here and destroy the AG zone. Why do you guys always look at this as the place for the county to make money? None of the County Council lives up here in the AG zone. This is not next to you. Why don't you go put it next to your own house?*
- *Comment: With the impacts of thermal pollution or the thermal effects of a solar array in the area. It just seems like the effects of a solar array in a green space are just counterintuitive. We're in a time of global warming and climate change. I was wondering if there will be any studies about this. Will it raise the temperatures in this area and create a microclimate in the summer? Will it be 1° or 5° warmer in the Barnesville area? I'm not an expert in that area, but it's just counterintuitive.*

- *Comment: Photovoltaic is at best 15% efficient, so there's no way it doesn't produce any heat, and there's plenty of studies that show that it does. These are not 100% efficient. The most modern photovoltaic panels are 15% efficient. Where's the other 85% of that energy going? It goes to heat. We all know that.*
- *Comment: The comment that these things are self-contained and therefore they don't leak toxicity is true only until we have a weather event where those things go flying. You can say that they're anchored down, but I think we're all looking around at communities that didn't anticipate having high winds and total destruction, and it's happening now. It's a realistic concern that those panels will end up in our waterways, which is our drinking water, the water for our fish, and the water for our birds. It's not a secure thing to have something with that level of toxicity. I'm sure people with more expertise than I could go into detail about what goes into those panels, and it's not something that you would want to have in your front yard.*
- *Comment: There's been a lot of effort from really dedicated people to try to limit the solar farm over the last couple of years and so the plan that we have now, that's been approved by the county, is after enormous efforts to protect our AG reserve and this is the best that we came out with. If people got more involved, then the standard that this company is having to adhere to would have been far more stringent. It's on us that we've been lax to allow this kind of thing to go forward. Not everyone can stop this momentum, I mean not a few people can stop this momentum. It really does take all of us. We may or may not lose this battle, but we can hold our county representatives to a far more stringent standard. If we really unite around this so that our neighbors don't have to put up with the same. Because this is not a single event, people are looking at the AG Reserve as prime real estate for all kinds of development and solar is just one of them. If you don't want to see solar farms down the road on someone else's property, to worry about wildlife, to worry about having sheep there that need to be tended to twice a day, then we need to get back to our county representatives and push this issue to be a little bit more stringent than it is now.*
- *Comment: What in your heart allows you to pursue this? It's ridiculous to say that climate change is going to be based on putting these solar panels in these areas, right? This is what we're up against. We're up against a standard of value and it comes to a head. It's coming to a head all over the planet. What are your values? Are your values the money, because it's not climate change. Climate change does not need this five acre thing. You already know the impact that you are having on people's lives. You're choosing to do it again, and I assume you will only do it again and again and again. But we're not going away. We may lose this battle. We may have to try to elect the officials, but it's not going away because these values are what American was made on. This is what we value. This is who we are. It's important that the small little area that we've carved out called the AG Reserve gets protected with all of our hearts and not your money.*
- *Comment: It's anywhere from \$5 to \$9000 an acre. It's a lot of money. So that people know the offers being made are quite high, much higher than the leases that farmers pay to*

*farmland in the agricultural reserve. And that's one reason that landowners are interested in this.*

- *Comment: I see it as just a way for you all to make Money. It is all about you making money, because it does nothing for the people up here. We've got an eyesore that was not the intent of the AG zone and none of us are going to benefit from it, except seeing it. It's not in your backyard and it's not next to your house. It's all about you and your company making money. That's what it's about, period. It's not for the goodness of the Earth, believe me. Again, I suggest you go and try to put it on top of an existing building where they used to want to charge us rain tax in this county. I think that you should really go and try on top of Costco, Lowe's, or a parking lot and stay away from here. All you want to do is somehow use our land up here for you guys to make money.*

- *Comment: I'm a retired professional engineer in Maryland, Pennsylvania, and Virginia; retired FERC subject matter expert with 23 years' experience of interconnecting generation to the grid. I like your project, everything that you've done is super, but you've made a mistake. There's no way you're going to get 1.8 megawatts at Barnesville. You don't have that capacity. The line that comes down the road is connected to the Beallsville substation, not to the Monocacy substation. The lines that come off the Beallsville substation are limited to 100 kilowatts of solar hosting capacity. The hosting capacity is dependent on the load on the distribution system. A solar project can never exceed the load on the distribution system at any given moment in time. It is only 100 kilowatts. That's what this map, that I sent you a couple of minutes ago, tells me.*

- *Comment: I think the idea that these conditions must be maintained is important. I don't know how much experience yet there is with how good that maintenance is. How the process actually turns out to be in real life and how well staffed the county is to do the inspections that are required. If the sheep are incorporated, they will potentially preserve this veneer of it being in the agricultural area, but they will create their own problems for the maintenance of the machinery. The fact is that sheep love to rub up on things. It's going to require significant involvement from somebody who actually knows what they're doing in the agricultural space.*

- *Comment: You can't just put animals out there and then not have daily monitoring, and for ourselves we do that more than once a day, in addition to feeding them. They're not props, you can't just put them in the field. While on the one hand it's good, on the other hand I think you could be creating a new set of issues and problems.*

*Comment: It is not our druthers to have this pristine area, with a house that is probably one of the oldest houses in the whole area, become the site of a solar array. But it appears that you all are complying with the county regulations and that's certainly better than starting out on completely the wrong foot. Nonetheless, I think there will be a lot of people paying attention to what happens here.*

- *Comment: I purchased in the Ag reserve because I didn't want this development as my neighbor.*
- *Comment: I certainly support the people who want to make sure that access is as unintrusive as possible and as far away from homeowners as possible.*
- *Comment: We certainly don't like the idea of having a chain link fence in the AG reserve.*

Ms. Lee-Cho thanked the community members for participating and concluded the meeting at 8:11 PM.

Minutes prepared by Morgan Abramson, Legal Assistant  
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