



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation
6600 Kenilworth Avenue Riverdale, Maryland 20737

PGCPB No. 2025-009

MNCPPC No. 25-04

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission (“Commission”) is authorized under the Maryland Annotated Code, Land Use Article § 17-206 to dispose of recreational facility no longer needed for public use; and

WHEREAS, the Commission owns Andrews Manor Park (Q39), Gunston Lane, Suitland, approximately 4.05 acres, consisting of Tax Map 98, Grid B-1, Parcel 210 (tax account 0561274); and

WHEREAS, on November 9, 2023, the Prince George’s Planning Board heard MR-2204F regarding development by SynerGen Manchester, LLC (“SynerGen”) of a photovoltaic solar array on property adjacent to Andrews Manor Park; and

WHEREAS, in connection with the construction and maintenance of its planned solar array, SynerGen requested that the Commission convey to it the following easements over 31,599± s.f. (0.7254± acres) of Andrews Manor Park: (a) a non-exclusive vehicular and pedestrian ingress/egress easement; and (b) an exclusive utility easement for transmission of electrical energy and communications to facilitate remote monitoring (but not for any other telecommunication purposes) (collectively, the “Easement”); and

WHEREAS, the Easement would have a term of 25 years and six months, with two (2) renewal terms of five (5) years each; and

WHEREAS, the area of Andrews Manor Park in which SynerGen requests the Easement is already subject to a utility easement from the Commission to Washington Suburban Sanitary Commission, so the grant of the Easement to SynerGen would not disrupt an area currently devoted to recreational use; and

WHEREAS, in consideration for such Easement, SynerGen proposes to pay the Commission the amount stated in the access and utility easement agreement upon Commission’s delivery of a fully executed access and utility easement agreement to SynerGen.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby approves the grant of the Easement to SynerGen, subject to approval of the full Commission.

FURTHER RESOLVED that, in connection with the transactions contemplated herein, the Executive Director is authorized to execute and deliver, on behalf of the Commission, any and

all such easement agreements, certificates, documents, and/or instruments, and to do or cause to be done, any and all such acts, as the Executive Director deems necessary or appropriate to make effective or to implement the intended purposes of the foregoing resolutions, without limitation, the taking of such actions shall be deemed conclusively to be authorized hereby.

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Geraldo, Bailey, Washington, and Shapiro voting in favor of the motion, and Commissioner Doerner absent, during open session at its regular meeting held on January 16, 2025.

Adopted by the Prince George's County Planning Board on this 30th day of January, 2025.

APPROVED FOR LEGAL SUFFICIENCY

Hunter O. Maravel
M.P.C. Legal Department

Dat 2/4/25

Peter Shapiro
Chair

By: Jessica Jones
Jessica Jones
Planning Board Administrator

CERTIFICATION

This is to certify that the forgoing is a true and correct copy of Resolution 25-04 adopted by the Maryland-National Capital Park and Planning Commission on motion of Commissioner Geraldo, seconded by Commissioner Washington, with Commissioners Bartley, Bailey, Geraldo, Hedrick, Harris, Pedoeem, Shapiro and Washington in favor of the motion, with Commissioner Linden being absent for the vote at its regular meeting held on March 19, 2025.

William Spencer
William Spencer, Acting Executive Director