

TOWN OF KIRKLAND

PLANNING BOARD LUMBARD HALL

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TOWN OF KIRKLAND Planning Board Meeting-Minutes April 20, 2026

Present: Chairman John Hecklau, Vice Chair Todd Kogut,
Planning Secretary, Melinda Albertine
Mark Harjung, Mike Teesdale,
Chair John Hecklau called the meeting to order at 7:30 p.m.
Absent:

Nathaniel Doyno and Rob Garrity, Finlo Solar Energy, Tyler Garrity - Creighton
Manning Engineering Brimfield East Solar and Brimfield West Solar LLC
Brimfield Street Tax Map # 338.000-2-47.1
Zone: RR Site Plan Review- Two five (5) MWac Solar farm project
Discussion:

The Board discussed a letter sent by the Applicant's attorney regarding the adjacent owner's (Jennifer Spring's) waterline easement across the project site. The board has concerns regarding how the easement will affect the layout of the solar project components. The applicants indicated that their attorney had spoken with Town attorney Tony Hallak and Tony is in concurrence that this is an issue to be resolved by the Applicant and the adjacent landowner, and it is not a matter that should affect the Planning Board's review of the project at this time. The Board remains concerned that this issue may have site plan implications, but for now will assume that the easement issue will be resolved, and that if this resolution results in any site plan changes these will be described in future submittals by the Applicant and evaluated by the Board prior to any decision being made.

The Board then asked the Applicant to review their letter of March 9, 2026, which outlined responses to issues previously raised by the Board. The Applicant ran through their responses, most of which addressed the concerns raised by the Board or indicated that these concerns would be addressed in future submittals. Future submittals are anticipated to include updated/expanded visual analysis, updated/expanded perimeter planting plans, an updated O&M Plan, and an updated Emergency Response Plan. Issues not resolved or where questions remain include the status of U.S. Army Corps of Engineers jurisdiction over wetlands on site, construction traffic information on the EAF, seeding and mowing notes on the drawings, and the conclusions of the Mature Forest assessment submitted by the Applicant. Concerns regarding the ability of existing electrical lines on Brimfield Street to accommodate the proposed project appeared to have been addressed. However, the Board requested documentation of correspondence between the Applicant and National Grid.

The Board then asked the Applicant to consider four potential changes to the proposed site plan that the Board feels could reduce project-related impacts to on-site resources or adjacent property owners. These included the following:

1. Supplementing the proposed screen plantings along the eastern property line where a thin/broken hedgerow currently exists, especially at its north end.
2. Relocating the proposed access road from Brimfield Street to the west, away from the adjacent landowner's property line. This would minimize effects of the road and construction traffic on the adjacent landowner and allow for screen plantings to be installed between the access road and the adjacent property.
3. Increasing the setback of the proposed facility from the Moore properties on Brimfield Street so that they are similar to the proposed setbacks from the Spring and Wentworth properties.
4. Avoiding or reducing clearing of the forested southern portion of the project site, especially that portion that occurs along the eastern property line which screens views into the site for property owners to the east and includes a delineated wetland it's 100-foot buffer zone.

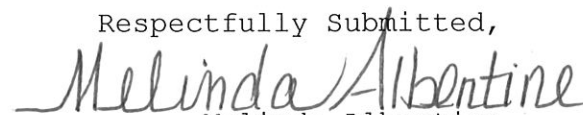
The Applicant indicated that they would investigate the feasibility of these changes.

Donald Ehre, Boulder Consultants on behalf of Michael Teesdale Clinton	
Real Estate Management LLC.	225 Clinton Road
Tax Map # 328.003-1-24	Zone: PD
New building	Discussion:

Applicant did not appear for meeting.

At the conclusion of the meeting the Planning Board Chair responded to criticisms posted on social media regarding the Board's and his review of this and previous solar projects. He also invited interested members of the audience to discuss with the Board any questions or concerns they may have regarding the Finlo Brimfield Street Solar Project, or the Board's review of that project, after the regular meeting was adjourned.

There being no further business on the agenda, the meeting was adjourned at 8:43 pm.

Respectfully Submitted,

Melinda Albertaine
Secretary