

City of Auburn and Maine Army National Guard Joint Land Use Study

For Area Surrounding MEARNG Training Site and Mount Apatite Recreation Area



Existing Mount Apatite Trail head on National Guard Property

What is a JLUS?

A Joint Land Use Study (JLUS) is a cooperative planning effort designed to assure the **compatibility** of land use activities that abut or are affected by an active military installation. It's a process funded through a grant from the Department of Defense (DoD), Office of Economic Adjustment (OEA) and contributions by the host community. In this instance, the JLUS is being cooperatively undertaken by the City of Auburn and the Maine Army National Guard to design compatibility policies for an area around the Maine Army National Guard Training Facility and the Mount Apatite Park.

What Do We Mean by “Compatibility” and How Will We Know We Have Achieved It?

In terms of military readiness, compatibility exists where there is a balance and/or compromise between community and military needs and interests. The goal is to promote successful coexistence.

Many factors are considered in order to determine whether compatibility has been achieved. Commonly, these include:

- the safety of all users;
- the way existing or potential future activities surrounding the military installation affect the military operations;
- the way the military operations affect adjacent activities today and into the future;
- the City's plans for managing future growth in the area around the military installation;
- the way the City and military work together, now and in future.



Existing signage at Park Entrance thru National Guard Training area

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What Are the Objectives of a JLUS?

The primary objectives of a JLUS are to avoid, minimize or reduce potential conflicts between a military installation and the surrounding area. A JLUS is intended to protect the public health, safety and welfare of a community by accommodating new residential and commercial growth, sustaining economic vitality, providing for recreation and open space while sustaining the operational missions of the military installation. JLUS programs generally have three core objectives:

- **Common Ground:** Communication among the military, local jurisdictions and stakeholders is needed to promote an understanding of the economic and physical relationship between the installation and its neighbors.
- **Collaboration:** Collaborative planning among the military, local jurisdictions and stakeholders is needed in order to safeguard the mission of the installation from future incompatible development and to inform the municipality's policies regarding adjacent land use activities.
- **Strategic Actions:** Strategies for reducing and preventing the impacts of incompatible activities on the community and military operations are needed.



City and National Guard Staff Site Walk

How Will This JLUS be Developed?

The City, in collaboration with the MEARNG, hired a consulting team to manage the process. The consultant is expected to:

- **Assist with forming a Policy Committee** to oversee the work as it progresses and to provide guidance on the study area and the public involvement activities.
- **Design and undertake a public involvement process** to include meeting facilitation, press releases, formal and informal presentations, an open house, written materials explaining the process and the direction of the plan, information about the planning effort for posting on the JLUS website and a feedback mechanism that includes but is not limited to a facebook page and community forum.
- **Collect and analyze existing data** about the area that can be used to direct its future (population, housing and job growth in the area, the use/users of the recreation areas, the natural/cultural features on City and State owned land that may limit changes to them, the intentions of the military on future use of the site and other important factors).
- **Develop draft and final reports** including policies and strategies that might be appended to the City's 2010 Comprehensive Plan, as well as potential changes to existing land use regulations.

Who Will Guide the Consulting Team's Work on the JLUS?

Two committees will guide the development of the Auburn JLUS.

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Auburn JLUS Policy Committee in alphabetical order

John Blais – Sr. Planner, Maine Army National Guard
Jeff Benson – Auburn Suburban Little League
Eric Cousens – Director of Planning and Permitting
Mary Lafontaine – Ward 3 Council Member
Dana Little – Androscoggin Land Trust and
Taylor Pond Association
Kevin Norcross – Andy Valley Sno Gypsies
Frank Piffath – Mine Road Resident
Michael Peters – Mac’s Grill
Philip Savignano – Auburn Recreation
Advisory Committee
Carol Segal – Cookin’ Carol – Mount Apatite Farm

Other members may be added by the Mayor

Auburn JLUS Technical Committee by affiliation

City of Auburn:

Ravi Sharma - Director of Recreation
Dan Goyette - City Engineer
Denis D’Auteuil - Director of Public Works

Maine Army National Guard:

LTC Jeffrey Squires - Training Sites, Plans
& Programming Manager
Barry Turcotte - GIS Specialist
David Foss - Integrated Training Area
Management Coordinator
1Lt. Lane Wiggan - Facilities Operations Specialist

*Other members may be added as needed by City and
MEARNG*

The first is a **Policy Committee (PC)** comprised of stakeholders, abutters, area residents and business people; it is responsible for leading the direction of the JLUS, guiding/hosting the public involvement process, reviewing and reacting to reports and maps that are prepared and presenting the JLUS for adoption to the Auburn City Council. Once adopted, the City may wish to retain this committee to monitor implementation efforts.

The second is a **Technical Committee (TC)** made up of representatives from City and National Guard personnel that know technical information about the area. The TC identifies and addresses technical issues, provides feedback on report development, and assists in the development and evaluation of implementation strategies. Although its members may change, it is likely that this committee will continue to have a role during the JLUS implementation.

What Area of the City Does the Auburn JLUS Cover?

The study covers the area bounded by Route 11/Minot Avenue, Hatch Road and Garfield Road. It is also possible that recommendations may affect land uses within 500’ or 750’ of Mount Apatite Park and MEARNG Training Facility property boundaries.

How Long Will the JLUS Take to Complete?

The JLUS will take roughly one year to complete. It may take 5-10 years or more to implement the actions that will make up the compatibility plan.

What Are the Opportunities for Public Input?

All **Policy Committee** meetings are open to the public. The Committee meets regularly on the 2nd Wednesday of each month at 4 p.m. at Auburn Hall. Each agenda allows time for public input. The months between project start and late spring are dedicated to fact finding. Beginning in January 2013, representative groups on the Policy Committee will make presentations regarding their group’s goals and expectations for this area.

An **Open House** is planned for late spring where preliminary recommendations will be available. In early summer, a City Council forum is planned.

Presentations to stakeholder groups are planned for the summer months and a final report will be presented to the Planning Board and City Council in early fall.

In addition, the City has established a **web site and facebook page**. We encourage anyone to visit these sites throughout the process. The facebook page is designed as an interactive feedback site where interested

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citizens may provide information, comment on documents and efforts to date as well as provide ideas to the Policy Committee, City and Army National Guard.

The study consultants may be contacted directly through Kat Beaudoin, the Consultant Team lead, at katb@zwi.net or at 207-446-8099.

What Will the Auburn JLUS Report Include?

A study outline is under development and will evolve as more information is collected and analyzed. At a minimum, the report will contain:

- Acknowledgements – who funded and participated in the study
- Introduction/Executive Summary
- The Purpose of the JLUS and the Process used to develop it
- Overview of Existing Situation regarding both facilities and the surrounding area.
- Hopes and Fears/Opportunities and Constraints.
- A Plan for the Future with Recommendations
- Implementation – who is responsible for taking action on the recommendations



What Might JLUS Recommendations Cover?



Gateway into Mount Apatite Park

JLUS recommendations may involve revisions to a community's growth policies and traditional land use and development controls, such as the comprehensive plan and related zoning, subdivision regulations affecting the defined study area. Additional actions may include physical changes to the recreational area access and parking, or land exchanges, easements, and real estate disclosures. The recommendations provided in the JLUS will be customized to fit the needs of this area.

How Have Past JLUS's Been Successful?

Previous JLUS's have shown a high success rate. The JLUS effort can directly benefit both the City of Auburn and the Maine Army National Guard Training Facility by:

- Protecting the health and safety of residents living or working near military installations.
- Preserving long-term land use compatibility between the installation and the surrounding community.
- Promoting comprehensive community planning.
- Encouraging a cooperative spirit between the MEARNNG, City of Auburn, Recreational Users, Abutters and General Public.
- Integrating the local jurisdictions' growth policy plans with the installation's plan.