

CONNECTICUT PLANNING AND DEVELOPMENT, LLC.

CONSULTING PROFILE

FOR

DONALD J. POLAND, MS, AICP
PLANNER AND URBAN GEOGRAPHER

"For we must have the great things of the past to enjoy and study, but with that valuable experience and pleasure as guide and criterion, we must surely seek to live in the present and to try to create the new forms which are to be our legacy to the future."

A. Everett "Chick" Austin, 1936, Hartford, CT

35 PUTNAM HEIGHTS
HARTFORD, CT 06106
OFFICE: (860) 655-6897
E-MAIL: EWPLANNING@YAHOO.COM

CONNECTICUT PLANNING & DEVELOPMENT, LLC.

OVERVIEW

Connecticut Planning and Development, LLC (CPD) is an innovative and experienced planning and development consulting firm offering a variety of planning consulting services to municipalities, nonprofit organizations, and private companies. Based on Mr. Poland's specific areas of expertise, CPD utilizes a unique approach to planning, development, and neighborhood reinvestment issues. This unique approach is based on the spatial and geographic principals of urban and economic geography. CPD approaches projects with an open mind and honest assessment of market conditions, land use planning principals, and regulatory requirements.

CPD consulting services focus on, but are not limited to, five related areas of expertise: Land Use Planning and Development Applications, Municipal Planning, Neighborhood Reinvestment and Healthy Neighborhood Strategies, Non-Profit Management and Government Relations, and Planning and Housing Policy.

Land Use Planning & Development Applications: CPD provides expert advice and testimony related to land use applications for site plans, special permits, subdivisions, and zoning amendments. Services include project and property assessments, regulatory reviews, consistency with plans of conservation and development, written testimony, and expert testimony at public meetings and hearings.

Municipal Planning: CPD provides planning and land use services for municipalities. These include expert advice, special projects, regulation reviews and amendment, third party project reviews, and policy strategies.

Neighborhood Reinvestment and Healthy Neighborhood Strategies: Utilizing neighborhood assets and a market based approach CPD provides a range of services to improve neighborhoods. These services are based on the Healthy Neighborhoods approach to neighborhood reinvestment and include neighborhood assessments, neighborhood plans, neighborhood investment strategies, and program development and implementation strategies.

Non-Profit Management and Government Relations: CPD provides a number of services to non-profit organizations related to program development, strategy implementation, government relations, and grant writing.

Planning and Housing Policy: CPD provides expertise for policy related to planning, housing, smart growth and smart codes. Services include drafting policy, issues assessments, and expert opinions and testimony.

CPD can tailor our services to meet the needs of our clients. CPD is associated with a network of nationally recognized consultants and experts specializing in neighborhoods, GIS and data analysis, economic development, public relations, and marketing. This provides CPD the ability to assemble the required experts for a given project and ensure the highest quality of service is provided.

CPD consulting services are provided on an hourly, daily, and/or project basis. For more information on CPD or to retain CPD for services, contact Donald Poland, AICP at 860-655-6897.

CONNECTICUT PLANNING & DEVELOPMENT, LLC.

PROFESSIONAL PLANNING SERVICES

Land Use Applications

Connecticut Planning and Development, LLC (CPDLLC) is an innovative and experienced planning and development consulting firm offering a variety of consulting services. This document provides prospective clients with a summary of our land use application services and explains the importance of having a professional land use planner involved in any land use application.

Mr. Poland has over thirteen years' planning and land use experience. He has been involved with over 180 land use applications as a zoning official, town planner, and planning consultant. Mr. Poland was educated as a geographer with extensive knowledge of population, economic, and urban geography. He was professionally trained as a planner and is a certified member of the American Institute of Certified Planners. Mr. Poland utilizes his education and expertise in geography to approach land use projects with an open mind and honest assessment of market conditions, land use planning principles, and regulatory requirements. Mr. Poland has been very involved in the planning profession for many years and has developed strong professional relationships with planning and land use professionals around the state.

The land use applications process is part of a complex and difficult land use system. While land use attorneys, land surveyors and engineers, and other experts are an essential part of the land use application process, developers often overlook the importance of having a professional planner as part of the project team. Professional land use planners offer planning expertise and perspective to development projects and land use applications that other experts do not.

Having a planner as part of the development team provides an expert who has the same or similar education and training as town staff and who has been in the same position as town staff reviewing applications in the context of the regulations. This provides a unique perspective and expertise that can aid the design team in anticipating concerns and issues that town staff may have with the project and/or design. In addition, a planner views projects and land use from a planning perspective, which is different than that of other experts. Most important, a planner provides both town staff and the commission with another perspective from a professional planner.

CPDLLC's land use application services include the production of high quality planning reports that provide a professional analysis and assessment of planning and land use related topics critical to the approval of the application. These planning reports are based on the principles of both land use planning and urban geography with the intent of providing a greater perspective on key factors related to the development and application. The reports are designed and presented in easy to understand format that is intended to educate the reader on these complex issues.

CPDLLC's land use application services include, but are not limited to the following:

Land Use Application Services and Reports

Land Use Application Type	Planning Report
Pre Application Project Planning	General planning advice, services, and perspective designed to provide planning expertise to early stages of development project related to site location, market, design, and layout.
Site Plan Applications	Site Plan review and analysis designed to address the key land use, regulatory, and planning related factors.
Site Plan/Special Permit Application	Site Plan/Special Permit review and analysis designed to address the key land use, regulatory, and planning related factors. These reports include a detailed assessment and professional opinion related to complex special permit requirements.
Zoning Change Application (Map)	Comprehensive review and analysis of local, regional, and state plans of conservation and development, market factors, neighborhood character, and other factors. Reports provide an expert opinion of these factors and proposed change.
Zoning Text Amendment Application	Comprehensive review and analysis of local, regional, and state plans of conservation and development, market factors, neighborhood character, and other factors. Reports provide an expert opinion of these factors and proposed change.
Zoning Text Amendment – Drafting	Providing planning advice on how to best approach the text amendment and drafting the zoning text amendment.
Subdivision Applications	Subdivision review and analysis designed to address the key land use, regulatory, and planning related factors.
ZBA Variance Applications	Analysis of “hardship” and opinion.
Property and Project Research	This includes town hall research beyond the typical research required as part of the report services.
Project Meetings	Attending meetings with the developer, project team members, town staff, and other related meetings required for the project.
Commission Meetings/Hearings	Attending and presenting at land use commission meetings and/or public hearings.
Planning Advisory Services	General planning advice, professional opinions, and expert testimony. Specializing in creative approaches, flexible regulations, and reasonable growth management strategies.

Planning services are proposed and designed based on the unique circumstances of each project and the needs of each client.

CONNECTICUT PLANNING & DEVELOPMENT, LLC.

HEALTHY NEIGHBORHOODS CONSULTING

Neighborhood Investment Strategies

Connecticut Planning and Development, LLC (CPDLLC) is an innovative and experienced planning and development consulting firm offering a variety of consulting services. This document provides prospective clients with a summary of our Healthy Neighborhoods investment services that go beyond conventional neighborhood planning and community development approaches. Healthy Neighborhoods investment strategies are unique in that they create real and meaningful change in weak market neighborhoods.

Mr. Poland is one of a half dozen national experts on the Healthy Neighborhoods approach to neighborhood reinvestment. He has four years' experience running a neighborhood reinvestment organization in Hartford, Connecticut and implementing a comprehensive Healthy Neighborhoods strategy. Mr. Poland was trained in Healthy Neighborhoods by the founder of the approach, David Boehlke. Mr. Poland has just written the first comprehensive book on Healthy Neighborhoods that should be published by the end of this year.

The Healthy Neighborhoods approach recognizes that neighborhoods are not static. They are living and changing environments that evolve over time. How they evolve is dependent on many factors. These factors include market conditions, relative location within the greater market, consumer preferences, land use regulations, and investment behaviors of residents. Consumer preference and the decisions of homebuyers include the individual's desire for predictability when investing in his/her home. Homebuyers and homeowners need to feel confident in their purchase and the future of their neighborhood.

The Healthy Neighborhoods approach is an asset based approach that recognizes the importance of consumer choice and individual investment behaviors as described in the following considerations for creating change:

Choice: Understanding that people make choices as to where to buy, what to buy, when to invest, and how much to invest.

Competition: From suburbs, apartments, and other neighborhoods. Healthy Neighborhoods founder David Boehlke claims "It is not enough for a neighborhood to be a good place to live; the neighborhood must be able to attract residents even as its competitors change every year."

Confidence: "Older neighborhoods are often a confusing mixture of perceptions and behavior," writes Boehlke. Residents want confidence affirmed from neighbors investing in their homes or new residents moving in and investing.

Predictability in Community: Residents want predictability. New neighbors are considered good neighbors when they notice and abide by the prevailing norms.

The Healthy Neighborhoods approach focuses efforts on the four levers of change:

Image: In an asset-oriented strategy that builds both household and neighborhood equity, it is important to promote a positive identity. For an older neighborhood to compete successfully, it needs to draw on its assets and tell a unique story. Assets might include historic homes, urban parks and so on.

Markets: Each neighborhood has a unique “market niche.” All investments must reinforce the housing market and increase home values. Investment in one property improves the value of all properties within the neighborhood.

Physical Conditions: Boehlke asserts that we need to target outcomes, not outputs. This is because numbers don’t tell the story. Outcomes measure whether the neighborhood is improving as a place for neighbors to invest and to build equity and neighborly connections.

Social Connections (also know as Neighborhood Management): Prospective homeowners and residents – not community development corporations, government agencies, or other funders – are the most important neighborhood decision makers. Traditional approaches often subsidize households with the greatest needs and provide housing as an end itself. On the other hand, The Healthy Neighborhoods approach emphasizes the need to work to create and improve social connections by engaging residents in their neighborhood and community.

Healthy Neighborhoods Consulting

Mr. Poland provides a wide variety of consulting services related to neighborhood reinvestment and Healthy Neighborhoods. These services include education and training for government and non-profit agencies, neighborhood assessments and analysis, investment strategies, innovation and change in program policies, strategy implementation, and general advisory services.

He is also available as a subcontractor to other consulting firms providing expertise in neighborhoods and neighborhood strategies for comprehensive plans, economic development plans, and reinvestment plans.

Mr. Poland’s Healthy Neighborhoods consulting services are provided on a per diem basis or for a negotiated fee for services based on the specific needs of the community or organization.

Speaking Engagements

Mr. Poland is available to speak at conferences, seminars, training sessions, and community meetings on Healthy Neighborhoods strategies. The fees vary depending on the location, length of programs, and travel expenses. Please contact Mr. Poland for availability and cost.

DONALD J. POLAND, MS, AICP

PROFESSIONAL BIOGRAPHY

Mr. Poland is a professional planner and urban geographer with thirteen years' experience in land use planning, neighborhood redevelopment, and executive level management. He has worked in public, private, and non-profit sectors as a municipal planning and development director, planning and development consultant, and as executive director/CEO of a non-profit neighborhood reinvestment corporation. In addition, Mr. Poland has extensive experience in public policy, government relations, advocacy, and lobbying at the state level of government.

As Executive Director/CEO for The Neighborhoods of Hartford, Inc., a 501(c)(3) non-profit corporation, Mr. Poland had the exciting challenge of starting a company and building a successful neighborhood reinvestment organization implementing a "Healthy Neighborhoods" reinvestment strategy. He is recognized as a leader and expert on neighborhood reinvestment and housing issues.

Mr. Poland previously held the position of Director of Planning and Development for the Town of East Windsor. As Director, he reorganized the planning, zoning, wetlands, building, and economic development departments into one agency, facilitated the creation of the Town's Plan of Conservation & Development, drafted a comprehensive rewrite of the zoning regulations, and drafted the Town's first set of design standards for public infrastructure improvements.

As a dedicated professional and leader, Mr. Poland is President of the CT Chapter of the American Planning Association (CCAPA) and past Chairman of the CCAPA Government Relations Committee. Mr. Poland is a founding member and Executive Director for the Connecticut Partnership for Balanced Growth. He also serves on the Board of Trustees for the CT Trust for Historic Preservation.

Mr. Poland has established himself as a leader in planning and public policy. As Government Relations Chair for CCAPA he assisted the Legislature's Planning and Development Committee with bill screening and drafting legislation. Mr. Poland was appointed by the Senate Majority Leader to the CT General Assembly's Task Force to Develop Transportation Management Plans to Ensure Compliance with the Clean Air Act. Mr. Poland worked on APA's development of a Smart Growth Policy Guide and was a member of the National Delegates Assembly that adopted the APA Smart Growth Policy Guide. He also presented a lecture titled "Steering States Towards Smart Growth" at the APA national conference in Denver.

Mr. Poland earned a Bachelor of Arts degree majoring in both Geography and Psychology, from Central Connecticut State University (CCSU) and studied at Bolton University in England. He earned a Master of Science degree in Geography, concentrating in Planning, from CCSU and is a certified member of the American Institute of Certified Planners (AICP).

Mr. Poland has taught world regional geography as an adjunct lecturer at Saint Joseph College and teaches an introduction to geography at Manchester Community College. He was awarded the Connecticut Homebuilders 2003 Outstanding Land Use Official Award and was recognized by the Hartford Business Journals as one of Hartford's Forty Under Forty business and community leaders (2004). Mr. Poland is a licensed private pilot and lives in the city of Hartford.

Connecticut Planning & Development, LLC
Urban Geography & Planning – A Rational Approach

DONALD J. POLAND, MS, AICP

PROFESSIONAL PROFILE

PROFESSIONAL EXPERIENCE

Sole Proprietor – Planning Consultant

CONNECTICUT PLANNING & DEVELOPMENT, LLC

2002 - Present

HARTFORD, CT

Responsibilities: Providing land use, housing, neighborhood, and policy consulting services to public, private, and non-profit entities. Formed in 2002 as a part-time consulting business CPD, LLC is now a full-time and full service planning and development consulting firm.

Executive Director/CEO

THE NEIGHBORHOODS OF HARTFORD, INC.

2004 - 2008

HARTFORD, CT

Responsibilities: Charged with the organizational start up including securing insurance, hiring staff, developing employee policies, and developing and implementing a home improvement rehab loan fund and community design services. Developed and implemented the “Hartford Model” for the “Healthy Neighborhoods” reinvestment strategy. Managed six staff, administer an \$850,000 annual budget, and implemented a \$1 million loan fund. Additional responsibilities include fund raising, grant writing, and public/government relations.

Director of Planning & Development

TOWN OF EAST WINDSOR

2000 - 2004

EAST WINDSOR, CT

Responsibilities: Administrate all planning, zoning and land use policies. Direct the Planning & Development Department. Provide administrative and technical support for the Planning & Zoning Commission, Zoning Board of Appeals, and Economic Development Commission. Encourage balanced develop that meets the town’s needs.

Associate Planner

PLANIMETRICS - PLANNING, ZONING, & DEVELOPMENT CONSULTING FIRM

1998 - 2000

AVON, CT

Responsibilities: Provided planning, zoning, and development consulting services to public agencies and private clients. Consulting services include zoning regulation updates, preparing Plans of Conservation and Development, and representing private clients for land use approvals.

Zoning Enforcement Official

TOWN OF EAST HARTFORD, INSPECTIONS & PERMITS DEPARTMENT

1996 - 1998

EAST HARTFORD, CT

Responsibilities: Performed all functions related to zoning and code enforcement.

Research Planner

AMADON & ASSOCIATES, INC.

1994 - 1996

HARTFORD, CT

EDUCATION

Master of Science Degree, Geography

CENTRAL CONNECTICUT STATE UNIVERSITY

Major: Community and Regional Planning

2000

NEW BRITAIN, CT

Bachelor of Arts Degree, Geography & Psychology

CENTRAL CONNECTICUT STATE UNIVERSITY

Study Abroad: University of Bolton, Bolton, England (1992-1993)

Honors: Gamma Theta Upsilon - International Geographical Honors Society

1995

NEW BRITAIN, CT

AFFILIATIONS

American Institute of Certified Planners (AICP)

1999

American Planning Association (APA)

1995

Connecticut Chapter - American Planning Association (CCAPA)

1995

Connecticut Association of Zoning Enforcement Officials (CAZEO)

1995

Connecticut Partnership for Balanced Growth (CPBG)

2002

Connecticut Trust for Historic Preservation (CT Trust)

2006