

Central Connecticut State University
Geography Department
Rural Land Planning

Course Overview and Requirements

Assistant Professor
Donald J. Poland, MS, AICP
E-mail: polandd@ccsu.edu
Web: www.donaldpoland.com

Rural Land Planning

Course Details and Contact Information

- Lecturer: Donald J. Poland, MS, AICP
- Classroom: FD 315
- Class Hours: Tuesday and Thursday 5:55 – 7:10PM
- E-mail: polandd@ccsu.edu or don@donaldpoland.com
- Phone: 860-655-6897
- Office Hours: (Tuesday and Thursday 1:30 – 4:00)

- Lecture Notes: Copies of any PowerPoint slides that I use in class are available by request. E-mail me to received a copy in PDF file format.

Rural Land Planning

Introduction and Goal

- Rural Land Planning – Land use patterns and the planning process in agriculture, transportation, recreation, industry, population, and settlement in rural areas. Case studies and field work emphasizing the impact of urbanization on rural Connecticut.

- The goal of this course is to explore the key issues and challenges that face rural communities and small towns and to provide students with an understanding of tools, techniques, programs, and strategies to address these challenges.
 - To gain a greater understanding of rural communities and small towns.
 - To think critically about rural and small town planning issues.
 - To understand the process of managing growth in urban fringe areas.
 - To understand of “smart growth.”
 - To understand the process and techniques of planning and zoning in CT.

Rural Land Planning

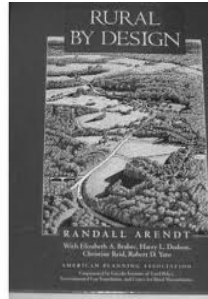
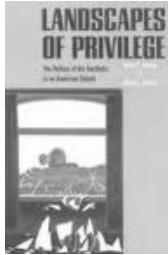
General Class Format

- Materials in this course will be presented in twice weekly lectures and class discussions supplemented by the assigned text and other readings.
- Students should complete assigned reading prior to each lecture period. This will best facilitate class discussion and provide for better note taking.
- A number of guest speakers will present in class to provide students with a view of 'real world' programs, strategies, and challenges. Attendance for guest speaker presentations is expected—these professionals have taken time out of their schedules to contribute to your education.



Rural Land Planning Required Textbook

- The required textbook for the course is *Rural by Design*, by Randall Arendt. This book is a valuable tool for any planning student or planning professional.
- The class will read and discuss *Landscapes of Privilege* by James Duncan and Nancy Duncan. See the course schedule for required readings and discussion dates.



Rural Land Planning Course Policies

- **Attendance:** Obviously, students are expected to attend all lectures. Any absence/late arrival beyond two will result in 5% loss in your participation grade for each occurrence. Also, missing class is not an excuse for not handing in an assignment. Tardiness can affect your grade also. Coming to class late will be marked down as an absence, so please don't be late! Notify me by e-mail or phone when you expect to be absent. Attending class is the most painless way to insure you are exposed to all the necessary information in this course. Remember, you can't participate if you do not attend the class.
- **Keep your cell phones off during class.**
- **Assignments:** The project assignment is due during class on the due date for full credit. Projects will be accepted within a week of the due date, but will lose 15 percent from the final grade regardless of the reason. No assignment will be accepted after this date. I do not excuse late work due to hardware/software problems. I do not accept e-mailed papers; hard copies are required.

Rural Land Planning Course Policies

- The items below are what your course grade will be based on.
 - **Midterm Exam:** The exam will consist of multiple-choice, short answer, and essay questions. A grade of zero will be given for missing an exam without notification from the Office of Student Affairs. The exam will cover all lecture and reading materials.
 - **Project:** Discussed in detail below.
 - **Class Participation:** Your presence and participation in class are important and are key elements of the learning process. They show that: a) you are involved in the class, b) whether or not you understand the material, and c) that you know enough to ask good questions or to contribute to the discussion. A large part of this class will be discussion of the book *Landscapes of Privilege*, therefore, participation will account for 25% of your grade.
 - **Final Exam:** The final will be a presentation of your project. You are expected to provide a 10 minute presentation detail your project topic, the key issues, and your findings and recommendations. Presentations will begin during the last class and continue during the exam period.

Rural Land Planning Evaluation - Grading

GRADING SCALE & DISTRIBUTION

Grading this course will be based on the following scale.

- A = 94-100% B = 83-86% C = 73-76% D = 63-66%
- A- = 90-93% B- = 80-82% C- = 70-72% D- = 60-62%
- B+ = 87-89% C+ = 77-79% D+ = 67-69% F = Less than 60%

Graded materials will be weighted according to the following system.

- Mid Term Exam: 25% = _____ Final Exam: 25% = _____
- Project: 25% = _____ Participation: 25% = _____
- **TOTAL:** **100% = _____**

- No extra credit assignments are given. Any assignment that does not follow directions may be given a zero. Any student with a documented learning disability should see me before the first assignment is due.

Rural Land Planning

Course Policies

- **Disability Statement:** Please contact me privately to discuss your specific needs if you believe you need course accommodations based on the impact of a disability, medical condition, or if you have emergency medical information to share. I will need a copy of the accommodation letter from Student Disability Services in order to arrange your class accommodations. Contact Student Disability Services, room 241, Copernicus Hall if you are not already registered with them. Student Disability Services maintains the confidential documentation of your disability and assists you in coordinating reasonable accommodations with your faculty.
- **Academic Misconduct:** Any acts of academic misconduct (including cheating on exams, copying someone else's assignment, plagiarism or providing inaccurate information about absences in class) will be handled according to CCSU official policy. You may receive an "F" on an assignment or for a class grade if engaged in cheating or plagiarizing.
- **Withdrawal Policy:** A student may withdraw from this course in accordance with University policies.

Rural Land Planning

Course Schedule and Required Reading (Subject to change)

Week One: 1/25/ & 1/27

- **1-25: An Introduction to Rural Land Planning**
 - Course Overview
 - What is Rural Land Planning? Rural?
 - Top Ten Issues in Rural Communities
- **1-27: Community Character**
 - Community – What is it? Define?
 - Rural Character - What is it?
 - How do we define it?
 - Why is it important?

Week Three: 2/08 & 2/10

- **2-3: Plan of Conservation and Development**
 - 8-23 Plan of C&D
 - Case Study – Roxbury Plan
 - Case Study -- East Windsor Plan
- **2-8: Landscapes of Privilege**
 - Chapter 2. Bedford in Context

Week Two: 2/01 & 2/03

- **2-1: Planning**
 - Planning as a Process
 - Statutory Authority
 - 8-2 Zoning, 8-6 ZBA, 8-18 Subdivision
 - 22a- Wetlands
- **2-3: Landscapes of Privilege**
 - Chapter 1. Introduction

Week Four: 2/15 & 2/17

- **2-15: Small Towns**
 - Challenges
 - Benefits and appeal
 - Tourism
- **2-17: Guest Speaker**
 - John Pagini, AICP
 - Nantucket, MA Presentation and Discussion

Rural Land Planning

Course Schedule and Required Reading (Subject to change)

Week Five: 2/22 & 2/24

- **2-22: Residential Development**
 - New Housing
 - Conflicts with Agriculture
 - School Enrolments and Taxes
- **2-24: Landscapes of Privilege**
 - Chapter 3. The Narrative Structures: The Cultural Codes of a Landscape Aesthetic

Week Seven: 3/08 & 3/10

- **3-8: Agriculture**
 - As a use (commercial)
 - Conflicts with residential Preservation
- **3-10: Guest Speaker**
 - Joan Nichols
 - Connecticut Farm Bureau Association

Week Six: 3/01 & 3/03

- **3-1: Smart Growth Policies**
 - Smart Growth Principles
 - CT Growth Management
 - Balanced Growth
- **3-3: Landscapes of Privilege**
 - Chapter 4. Anxious Pleasures: Place-Based Identity and the Look of the Land

Week Eight: 3/15 & 3/17

- **3-15: Infrastructure**
 - Well and Septic Systems
 - Sewer and Water
 - Roads and Transit
- **3-17: Midterm Exam**

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Course Schedule and Required Reading (Subject to change)

Week Nine: 3/22 & 3/24 Spring Break

- **3-22: Spring Break**
- **3-24: Spring Break**

Week Eleven: 4/05 & 4/07

- **4-05: Conservation and Preservation**
 - Open Space
 - Critical Habitat
 - Historic Preservation
 - Scenic Road
- **4-07: Landscape of Privilege**
 - Chapter 6. The Taxman Cometh: The Gift of Nature in Suburbia

Week Ten: 3/29 & 3/31

- **3-29: Guest Speaker**
 - Hiram Peck, AICP
 - Topic TBA
- **3-31: Landscape of Privilege**
 - Chapter 5. Legislating Beauty: The Politics of Exclusion

Week Twelve: 4/12 & 4/14

- **4-12: Guest Speaker**
 - Susan Westa, AICP
 - Green Valley Institute
 - Borderlands Project
- **4-14: Landscape of Privilege**
 - Chapter 6. The Taxman Cometh: The Gift of Nature in Suburbia

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Course Schedule and Required Reading (Subject to change)

Week Thirteen: 4/19 & 4/21

- **4-19: Economic Development**
 - Small towns
 - Main Streets
 - Tourism
- **4-21: Landscape of Privilege**
 - Chapter 7. Fabricating History: The Production of Heritage in Bedford Village

Week Fifteen: 5/3 & 5/5

- **5-03: CT Agricultural Open Space Preservation**
 - CT Farms
 - Working Land Alliance
 - Programs
- **5-05: Cluster Development**
 - Cluster subdivisions
 - Rural by Design

Week Fourteen: 4/26 & 4/28

- **4-26: Guest Speaker**
 - Rob Philips - Ellington
 - Economic Development and Taxes
- **4-28: Landscape of Privilege**
 - Chapter 8. Another Country: Latino Labor and the Politics of Disappearance

Week Sixteen: 5/10

- **5-10: Presentations**
- **Final Exam - Presentations**

Rural Land Planning

Project – Due May 03, 2011

- Pick any topic (existing or emerging issue) related to rural land planning and small towns in Connecticut. This can be a program/concept (for example, open space or agriculture preservation) or a specific issues in Connecticut community (for example, Main Street redevelopment or affordable housing in a specific town). You will research the topic/issue and write term paper on it.
- Before you start you project, you must write a one paragraph abstract about the topic and schedule a meeting with me to discuss the topic/project. Project must be approved by March 15, 2011.
- Your paper should be long enough to adequately discuss the topic (8 to 12 pages). All papers should be typed, double-spaced, 12 point text size, and use Times New Roman font or similar. Cite and reference all materials used in your paper. This includes quotes and thoughts and ideas that are not yours. A minimum of seven reference sources are required and three references should be books or journals, not internet sources.
- For your **Final Exam**, you will present you paper to the class. This will be a 5-10 minute presentation. In your presentation you should introduce your topic, the key points and issues related to the topic, your findings, and your recommendations. How you do your presentation is up to you—PowerPoint, oral lecture, poster boards or flip charts. The main objective and goal is to construct a meaningful presentation that clear, to the point, and educates the class on the topic. The paper and/or presentation must included at a minimum one map. Other graphics are encouraged.