

## ***Rural Land Planning*** **Rural and Small Towns: Challenges, Benefits, and Appeal**

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## **Rural Land Planning** **Challenges – Benefits - Appeal**

- I want to start this discussion based on the idea that the challenges, benefits, and appeal of small/rural towns in CT create a feedback loop:
  - For example, as explained by Duncan and Duncan in *Landscapes of Privilege*:
    - "...so Bedford and other attractive country towns located near large cities are sought out as places where one can lead a more wholesome, authentic life. The irony, as with tourism, is that the more people arrive seeking unspoiled landscapes, the more likely it is that the qualities that attracted them will disappear. The residents of Bedford are well aware of this dilemma and their attempts to deal with it have produced a virulent politics of anti-development (p. 6-7)."
- Therefore, the overall questions of tonight's lecture and discussion is:
  - How do we plan for small and rural towns?
    - What?

I would like us to approach this discussion  
from a neutral position, unlike Duncan and Duncan.

## **Rural Land Planning** **Challenges – Benefits - Appeal**

- **Challenges:**
  - **Conservation and Preservation:** Maintaining small/rural town character?
    - Why?
  - **Growth and Development:** Managing growth and development?
    - Why?
  - **Growth and Development:** Encourage economic development?
    - Why?
- **Benefits:**
  - **Quality of Life:** High standards of living?
    - What?
- **Appeal:** What is the appeal of rural and small towns in CT?
  - **Answer: ???**
  - Why do some people want to move to small/rural towns?
    - ?

## **Rural Land Planning** **Challenges - Preservation**

- **Planning for Preservation:**
  - **Agriculture:** How can we plan for the preservation of agriculture?
    - "If you don't save the farmer, you won't save the farm." Dave Tyler
    - How can we save farmers and farms?
      - Regulations: Zoning – Allow uses, farm stands, etc...
      - PA-490: Open space, farms, and forests
      - Purchase of Development Rights
  - **Open Space:** How can we plan for the preservation of open space?
    - How can we protect open space?
      - Conservation Commission - Create
      - PA-490: Open space, farms, and forests
      - Subdivision: Require or Fee-in-lieu of
  - **Natural Resources:** How can we plan for the preservation of natural resources?
    - How can we protect natural resources?
      - Wetland and Watercourse Regulations
  - **Critical Habitat:** How can we plan to protect critical habitat?
    - How can we protect critical habitat?
      - Regulations

## Rural Land Planning Challenges - Aesthetic Preservation

- **Planning for Aesthetic Preservation:**
  - **Scenic Views:** How can we protect scenic view?
    - Roads – Local and State?
    - Ridgelines?
  - **Historic Sites:** How can we protect historic sites?
    - Registers – National and State?
    - Districts – National, State, and Local?
  - **Commercial Development:** How can we regulate the aesthetics of commercial development?
    - Design Review?
    - Village Districts?
    - Design Guidelines?

## Rural Land Planning Challenges - Growth and Development

- **Planning for Growth and Development:** How do we plan for growth and development
  - Planning for, from the perspective that growth and development are negative?
    - How?
    - Conservation and Preservation?
  - Planning for, from the perspective that growth and development are positive?
    - How?
- **Revenue and Taxes:** How do we plan for growth and development in the context of generating revenues—taxes?
  - Growth and development as a means of generating revenues—lower taxes?
    - How?
  - Growth and development as a means of requiring more revenues—higher taxes?
    - How?
- **Infrastructure:** How do plan for infrastructure?
  - Infrastructure as a means of supporting growth and development?
    - How?
  - Infrastructure as a means of undermining conservation and preservation?
    - How?