

CURRICULUM VITAE

FOR

DONALD J. POLAND, MS, AICP

URBAN GEOGRAPHER – PLANNER - COMMUNITY STRATEGIST

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DONALD J. POLAND, MS, AICP

PLANNER – URBAN GEOGRAPHER – COMMUNITY STRATEGIST
PROFESSIONAL BIOGRAPHY

Mr. Poland is a professional planner and urban geographer with over sixteen 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 director, planning consultant, and as executive director of a non-profit neighborhood reinvestment corporation.

Mr. Poland founded Connecticut Planning and Development, LLC. (CPD) in 2004 and expanded the business into a full-time consulting practice in 2008. CPD clients include private developers, government agencies, and non-profit organizations. Recent projects include post-Katrina planning, land use, and redevelopment strategies in St. Bernard Parish, Louisiana: HUD NSP-2 application services for Venango County, Pennsylvania: and land use administration review services for the Town of Salisbury, Connecticut.

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 and drafted a comprehensive rewrite of the zoning regulations.

As a dedicated professional and leader, Mr. Poland is Past 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, Secretary, 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, The Bushnell Park Foundation, and is a public member and Governor appointee on the State Board of Examiners for Professional Engineers and Land Surveyors.

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 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.

Mr. Poland earned a Bachelor of Arts degree, majoring in both Geography and Psychology, from Central Connecticut State University and studied at the University of Bolton in Bolton, 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. He is currently working on his PhD in urban geography at University College London, London, England.

Mr. Poland, as an adjunct lecturer, teaches an introduction to geography and urban geography at Manchester Community College. Mr. Poland also teaches an introduction to geography and introduction to planning at CCSU and urban and regional planning at UCONN. He was awarded the Connecticut Homebuilders 2003 Outstanding Land Use Official Award and was recognized by the Hartford Business Journal as one of Hartford's Forty Under Forty business and community leaders. Mr. Poland is a licensed private pilot and lives in the city of Hartford.

PROFESSIONAL EXPERIENCE**Planning and Development Consultant**

CONNECTICUT PLANNING AND DEVELOPMENT, LLC

2002 - Present

HARTFORD, CT

Responsibilities: Provide planning, development, and neighborhood reinvestment consulting services to developers, government agencies, and non-profit organizations.

Executive Director/CEO

THE NEIGHBORHOODS OF HARTFORD, INC.

2004 - 2008

HARTFORD, CT

Responsibilities: Was charged with the organizational start up including securing insurance, hiring staff, developing employee policies, and developing and implementing a home improvement loan fund. Developed and implemented the "Hartford Model" for the "Healthy Neighborhoods" reinvestment strategy. Manage six staff, administered an \$850,000 annual budget, and implemented a \$750,000 loan fund. Additional responsibilities included 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. Directed the Planning & Development Department. Provide administrative and technical support for the Planning & Zoning Commission, Zoning Board of Appeals, and Economic Development Commission. Encouraged balanced development that met 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 included 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

Responsibilities: Managed Research/GIS Department and worked as staff planner.

EDUCATION**Master of Science Degree, Geography**

CENTRAL CONNECTICUT STATE UNIVERSITY

Concentration: Urban 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

Association of American Geographer (AAG)

2009

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

PROFESSIONAL & PERSONAL ACHIEVEMENTS

The Hartford Business Journal – Forty Under Forty	
Greater Hartford's 40 Under Forty Award:	2004
Homebuilders Association of Connecticut	
Outstanding Land Use Official Award:	2003

Teaching & Training

Central Connecticut State University – Geography Department	
Adjunct Lecturer – Introduction to Planning:	2009 - Present
Adjunct Lecturer – Introduction to Geography:	2010 - Present
Adjunct Lecturer – Human Geography:	2011 - Present
Adjunct Lecturer – Rural Planning:	2011 - Present
Manchester Community College – Social Sciences Department	
Adjunct Lecturer – Introduction to Geography:	2006 - Present
Adjunct Lecturer – Urban Geography:	2009 - Present
University of Connecticut – Department of Geography	
Adjunct Lecturer – Community and Regional Planning:	2010 - Present
Saint Joseph College – Social Sciences Department	
Adjunct Lecturer – World Regional Geography:	2000 & 2001
Community Builders Institute	
Curriculum Committee:	2006 & Present
Staff Trainer – Crash Course Economic Development and Planning I & II:	2009 & Present
Connecticut Association of Zoning Enforcement Officials	
Certification Program Instructor – Land Use Administration:	2003 - 2004

Freelance/Published Writing

Hartford Business Journal	
In Praise of Sprawl:	2007
Suburbanization, Not Sprawl:	2007
The Hartford Courant – Place	
Smart Growth Strategy Must First Embrace Real Growth:	2008
Hartford's Bad Rep Is Bad Rap:	2006
Hartford Needs to Lighten Up:	2005
Six and the City:	2004
Building from Strength:	2004
Where Growth is Concerned, Denser May be Smarter:	2004
Betting the House:	2003
A Question of Character – Go With Building All Homes:	2003
American Planning Association – Planning & Environmental Law Journal	
Kelo in Connecticut – Co-Author:	2005
Connecticut Chapter of the American Planning Association – Planning Newsletter	
Article – The Evangelicals and Suburban Ideals:	2010
Article – Hartford: A Suburban City:	2010
Book Review – The Complete Guide to Zoning, By Dwight Merriam:	2005

PROFESSIONAL/COMMUNITY INVOLVEMENT**Connecticut Chapter of the American Planning Association**

Past President:	2010 - 2013
President:	2007 - 2010
President Elect:	2006 - 2007
Vice President:	2004 - 2006
Government Relations Chairman:	2001 - 2004

Connecticut Partnership for Balanced Growth

Secretary/Founding Member:	2002 - Present
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Connecticut Trust for Historic Preservation

Board Member:	2006 - Present
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Bushnell Park Foundation

Board of Directors:	2010 - Present
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State of Connecticut – Board of Examiners: Professional Engineers and Land Surveyors

Member:	2010 - Present
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American Planning Association

Chapter Presidents Council:	2007 - 2010
State Legislative Liaison:	2001 - 2005
Chapter Delegates Council:	2002 - 2003

Planning Connecticut Political Action Committee (PAC)

Treasurer/Founder:	2005 - 2006
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Connecticut Association of Zoning Enforcement Officials

Executive Board:	1999 - 2004
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State Taskforce on Compliance with the Clean Air Act Amendments

Member:	2002 - 2006
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Capitol Region Council of Governments

Policy Board, Transportation Committee, & Executive Committee Alternate:	2000 - 2004
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Metro Hartford Alliance

Neighborhood Development Committee:	2004 - Present
Regional Economic Development Forum:	2001 - 2004

City of Hartford

Historic Preservation Taskforce:	2004 - 2006
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Connecticut Trolley Museum

Board of Directors	2001 - 2002
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The Hartford Club

Food & Wine Committee:	2004 - 2007
Membership Committee:	2004 - 2005

North Frog Hollow Neighborhood Revitalization Zone

Board of Directors:	2004 - 2007
Neighborhood Development Committee:	2003 - 2009

Mortson Street/Putnam Heights Block Watch

Block Watch Captain:	2004 - 2006
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PUBLIC SPEAKING ENGAGEMENTS

UCONN Geography Department – Graduate Seminar, Storrs, CT Guest Lecturer – Urban Sprawl and Suburbanization:	2008
UCONN Geography Department – Introduction to Planning, Storrs, CT Guest Lecturer – Planning Issues in Connecticut:	2008
Community Builders Institute – Berlin, CT Speaker – Crash Course I & II	2010
Moderator – Priming the Land Use Pump – Best Practices in the Land Use Approval Process	2010
Speaker – Crash Course I & II	2009
Speaker – The Healthy Neighborhoods Approach to Neighborhood Reinvestment	2007
Clark University – Community Development Graduate Program – Worcester, MA Guest Lecturer – Alternatives to Affordable Housing Production in Distressed Neighborhoods	2006
American Planning Association – Legislative Conference (Washington D.C.) Presentation – The Connecticut Legislative Story:	2003
American Planning Association – National Conference (Denver, CO) Panelist – Steering States Towards Smart Growth:	2003
The Community Development Network National Conference – Baltimore, MD Speaker – NHI’s Healthy Neighborhoods Strategy:	2005 & 2006
New England Chapter – National Community Development Association – Hartford, CT Speaker – NHI’s Healthy Neighborhoods Strategy:	2006
Southern New England Planning Conference (CT, MA, RI) – New Haven, CT Speaker – NHI’s Healthy Neighborhoods Strategy:	2006
1000 Friends – Connecticut Smart Growth Conference, New Haven, CT Speaker – Is it Sprawl or Suburbanization?	2007
The Connecticut Housing Coalition – Housing Forum Panelist – Neighborhood Reinvestment – Hartford Case Study:	2005
Panelist – A Tale of Two Cities, Hartford & Stamford:	2004
Connecticut Community Development Association Presentation – CCAPA Legislative Issues:	2002 - 2004
CCAPA, HBA, & CPBG – Land Use Symposium Moderator – Land Use & Municipal Fiscal Impacts:	2005
Connecticut Bar Association – Real Estate Section Presentation – Smart Growth in Connecticut:	2004
Connecticut Bar Association – Planning & Zoning Section Presentation – Legislative Issues:	2002 - 2004
Connecticut Chapter of the American Planning Association Presentation – Smart Growth in Connecticut:	2003
Presentation – Legislative Review:	2002 - 2005
Connecticut Association of Zoning Enforcement Officials Presentation – Neighborhoods and the Role of Zoning Enforcement:	2007
Presentation – Legislative Update:	2003
Presentation – Flexible Zoning Techniques:	2002
Presentation – Drafting Zoning Regulations:	2001

Panel Member – Accessory Structures & Uses:	2000
Presentation – Lot Size & Density:	1999
Center Edge Coalition	
Town of Ellington – Fiscal Disparities & Growth Management:	2004
Panel Member – Growing Smart in Connecticut:	2003
Homebuilders Association of Connecticut – Developers Council	
Smart Growth & Development in Connecticut:	2002
Working With Planners/Mock Hearing:	2003
Metro Hartford Alliance- Neighborhood Development Committee	
NHI Healthy Neighborhoods Program:	2004
The Greater Hartford Real Estate Exchange	
Panelist – Achieving Balanced Growth in Connecticut:	2003
Connecticut Business & Industry Association – Connecticut Economic Forum	
Panelist – Achieving Balanced Growth in Connecticut:	2003
Capitol Region Council of Governments – Housing Committee	
NHI Healthy Neighborhoods Program:	2004
Metro Hartford Alliance- Neighborhood Development Committee	
NHI Healthy Neighborhoods Program:	2004
The Greater Hartford Real Estate Exchange	
Panelist – Achieving Balanced Growth in Connecticut:	2003
Connecticut Business & Industry Association – Connecticut Economic Forum	
Panelist – Achieving Balanced Growth in Connecticut:	2003
The City of Hartford – Public Library Community Conversations	
Panelist – Adriens Landing – Impact on Hartford’s Neighborhoods:	2004
East Windsor – Board of Education Community Conversations	
Presentation – Planning for Future Development:	2000
East Windsor Chamber of Commerce	
Presentation – East Windsor Plan of Conservation & Development:	2003
Presentation – East Windsor Development:	2002
Presentation – East Windsor Economic Development Opportunities:	2001

Radio/TV Appearances

HGTV – Restoring America & National Trust for Historic Preservation PSA	
Guest – Victorian Lady, Ashley Street Pride Block, NHI Healthy Neighborhoods:	2005
WJMJ – Faith Works	
Guest – NHI Healthy Neighborhoods Program:	2005
The Metro Hartford Alliance – Hartford’s Rising Stars	
Guest – NHI Healthy Neighborhoods Program:	2004
University of Hartford Radio – Housing Policy Program	
Guest – NHI Healthy Neighborhoods Program:	2004

UNIVERSITY COLLEGE LONDON – PHD RESEARCH

Mr. Poland started his PhD program in April 2009, will complete his research upgrade report and committee presentation in May 2011, and will then begin his field research and dissertation. The following is a summary of Mr. Poland's research topic:

The Problem: Research on American cities and urbanization has mostly focused on large cities and large metropolitan regions even though the majority of urban dwellers live in smaller cities and smaller metropolitan regions. In addition, urbanization in America is dominated by suburban spaces—more urban dwellers live in suburban spaces than in central cities. However, a review of research and literature on American urbanization reveals that there is a disconnect between the locations where urban research takes place (large cities and large urban regions) and where majority of Americas live (small urban regions and suburban spaces).

The process of suburbanization in America has created a multitude of new and remade spaces that are blurring of lines between what is urban space and what is suburban space. Much of the research on specific kinds of urban spaces often focus on spaces within the central city (i.e. gentrification or downtown redevelopment schemes) or in the newer suburban locations on the fringe of urbanized areas (i.e. edge cities and sprawl). Once again, this creates a void in research on spaces in-the-middle—older suburban spaces that have evolved over time. In addition, this gap in the literature on these in-the-middle spaces creates a gap in understanding the types of experiences that these spaces provide. So how do we understand this remaking of space and the kinds of (sub)urban spaces these are or the types of experiences they provide?

The Purpose: The aim of my research is to better understand the American urban experience as it is experienced by urban dwellers in smaller urban and smaller suburban spaces and how these smaller spaces provide authentic everyday-urban experiences. To accomplish this, I will utilize a case study approach to study West Hartford Center, a small suburban center in the small urban region of Hartford, Connecticut. The case study approach will allow me to study this space in great detail and to formulate a mean to best understand this kind of space and the urban experience that this space provides.

Research Questions: This fluid process of American (sub)urbanization has created a multitude of urban and suburban spaces that are changing and evolving. I argue that this evolution of spaces has created a remaking of some spaces into a new kind of (sub)urban space and that these spaces provide authentic everyday-urban experience. To demonstrate this I will answer the following questions:

1. What kind of (sub)urban space is West Hartford Center?
2. How and why did this (sub)urban space emerge?
3. Who were (and are) the change makers and what were their roles in the emergence of this new kind of space?
4. Who are the users of this (sub)urban space and how do they view and experience this space and what role does it play in their everyday lives?

To accomplish this, I intend to study the remaking of West Hartford Center over the past 30 years (1980 to 2010).