

Curriculum Vitae

Donald J. Poland, PhD, AICP

Urban Planner – Urban Geographer – Development Strategist

Connecticut, U.S.A.

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Professional Biography

Dr. Poland is a spatial and social scientist with over twenty-eight years' experience in land use planning, housing, economic development, real estate development, and community investment. Having worked in the public, private, non-profit, and academic sectors, Dr. Poland offers a unique perspective and deep understanding of the social, spatial, economic, governance, and policy challenges that face communities and real estate developers.

Internationally trained, Dr. Poland earned his PhD from University College London, Department of Geography, *Cities and Urbanization* program. His doctoral research focused on urban ecology, ecological resilience, and how ecological metaphors and theory help us understand urban environments as complex adaptive systems. This has allowed Dr. Poland to develop a unique approach to planning and urban policy that treats cities and markets as complex adaptive systems to be managed through strategic interventions and governance.

His philosophy, method, and approach utilizes a unique mixture of social-psychology, system management, urban ecology, and market economics to frame policies and strategic interventions aimed at building market and creating improvement. To accomplish this, Dr. Poland's approach is driven by qualitative and quantitative research, market-based outcomes, and strategic interventions. He is a natural leader, effective manager, and highly skilled strategist who is willing to ask hard questions, confront unfavorable findings, and lead clients and communities toward innovative transformations aimed at continuous improvement.

Dr. Poland is accepted as an *expert witness* in the areas of *land use planning, neighborhood redevelopment, and community development* in the United States District Court, Eastern District of Louisiana. He is also accepted as an expert witness in the Circuit Court of St. Louis County, State of Missouri for land use planning. Dr. Poland is a member of the American Institute of Certified Planners and a Certified Zoning Enforcement Official. He is a Past-President of the Connecticut Chapter of the American Planning Association, a founding member of the Connecticut Partnership for Balanced Growth, was a governor appointee on the CT Board of Examiners for Professional Engineers and Land Surveyors, served on the Board of Trustees for the CT Trust for Historic Preservation, and the Bushnell Park Foundation.

His academic experience includes an appointment as *Visiting Lecturer in Urban Studies (previously Public Policy)*, Graduate Studies Program at Trinity College, Hartford, CT, and Associate Professor, Instructor, and Adjunct Lecturer in geography, planning, and tourism at Central Connecticut State University, the University of Connecticut, and Manchester Community College. He was awarded the Connecticut Homebuilders Outstanding Land Use Official Award (2003) and the Hartford Business Journal's Forty Under Forty award (2004). Dr. Poland enjoys European travel, is a licensed private pilot, and enjoys spending time in the North Woods of Maine with, Alison (his better half) and their three dog, Brixton, Bowie, and Skye.

Related Professional Skills and Knowledge

- Real Estate Asset Classes
- Comprehensive Planning
- Economic Development
- Community Investment
- Tax Incentive Programs
- Housing Markets & Affordability
- Market & Financial Feasibility
- Multi-Family Development
- Community Loan Funds
- Public Policy & Advocacy
- Tourism & Hospitality
- Permitting & Entitlements
- Leadership & Vision
- C-Level Presentations
- Project Management
- Strategic Planning
- Zoning & Regulations
- Qualitative Research

Professional Competencies

Cities & Urbanization

A thought leader who challenges the status quo of our urban understandings. Over 27-years experience and three degrees focused on understanding the complexity cities, urbanization, and urban planning. The ability to see critical patterns and slow-moving variables that drive urban change. A firm understanding of common cause and special cause variation and effects of such variations on our interpretation of urban data and outcomes.

Leadership & Management

A natural leader and effective manager with an entrepreneurial spirit who empowers employees and team members to take initiative and realize their potential. Over 15-years senior level management experience in public administration, non-profit management, and real estate consulting. Management experience includes direct and indirect reports, budgeting and financial controls, program implementation, policy formation, and project management. Management roles include executive director/CEO of a neighborhood development corporation, municipal director of planning and economic development, and managing director/senior vice president of a real estate consulting firm.

Research & Data Analysis

A skilled and versatile qualitative (and quantitative) researcher who utilizes a mix-method approach aimed at better understanding the social, spatial, and economic drivers and outcomes of settlement patterns, social practices, consumer behaviors, property markets, and public policy outcomes. Methods and proficiencies include demographic and socio-economic analysis, consumer behavior and market segmentation, case studies, focus groups, interviews, participant observations, and ethnography. Additional research and analysis experience with property valuation, project feasibility, economic impact, and financial feasibility. Skilled in the design, execution, interpretation, report writing, and presentation of research and findings.

Policy & Strategy

An accomplished policy analyst, advisor, and strategist with vast experience in land use planning, housing and housing affordability, tourism, urban redevelopment, and property markets for all asset classes. Over 20 years' experience studying the social, economic, and governance structures of metropolitan and non-metropolitan markets and the resultant impacts of public policies and programs on market outcomes. From this I have developed a unique knowledge and understanding of the relationship between public policy, market forces, and consumer behaviors that affords me the ability to provide unique policy, market, and consumer insights that create the foundation to innovative strategic interventions aimed at positioning properties, markets, and communities to compete for investment and wealth. Additional experience with regulatory processes, entitlements, legislative reform, and policy implementation.

Public Speaking & Training

A talented public speaker, educator, trainer, and facilitator who has presented to groups from five to 400 persons. Have successfully facilitated seminars, workshops, and focus groups designed to gain insights and convey information. A regular presenter at professional and academic conferences and seminars. A highly skilled academic educator who can establish learning objectives and outcomes, designs curriculum, facilitate instruction, and perform evaluation and assessment. Topical areas of expertise include land use planning, zoning regulations, neighborhood reinvestment, housing policy, economic development, real estate markets, urban ecology and ecological resilience, urban governance, urban user experience, and urban and suburban history. C-level presentation and dynamic audience engagement.

Resume

Professional Experience

Managing Director & Senior Vice President, Planning & Development Strategy

GOMAN + YORK PROPERTY ADVISORS

Manage a dynamic and innovative consulting practice providing fee-for-service market research, project feasibility, economic development, and land use planning, comprehensive planning, regulations, and entitlement services for private and public sector clients. Private sector clients include real estate developers, financial institutions, colleges and universities, healthcare providers, and housing/retail investors. Public sector clients include municipal, county, and state agencies.

2013 - Present
EAST HARTFORD, CT

Planning and Economic Development Consultant

CT PLANNING & DEVELOPMENT, LLC

Provide research, reports, plans, strategies, and expert testimony for developers, public agencies, and non-profit organizations in the areas of planning, zoning, economic development, housing, and community development. Research services include a mixed-methods (qualitative & quantitative) approach focused on socio-economic analysis, ethnography, interviews, focus groups, and user experience. He assist communities (and clients) to develop strategic interventions that build community confidence, foster pride in place, create predictability in market, and grow demand.

2008 – Present
CHESHIRE, CT

Executive Director & CEO

THE NEIGHBORHOODS OF HARTFORD, INC.

Started and managed a non-profit neighborhood reinvestment organization focused on creating investment and wealth in distressed- and weak-market communities. Managed a staff of seven, answered to a board of directors, and designed, facilitated, and implemented a comprehensive neighborhood reinvestment strategy focused on consumer (homeowner) behavior and market interventions.

2004 – 2008
HARTFORD, CT

Director of Planning and Economic Development

TOWN OF EAST WINDSOR

Managed the Planning and Economic Development Department for this growing suburban community in metropolitan Hartford. Oversaw a staff of four, supported four land use commissions, and functioned as senior advisor to the First Selectmen.

2000 – 2004
EAST WINDSOR, CT

Associate Planner

PLANIMETRICS, LLP

Zoning & Code Enforcement Official

TOWN OF EAST HARTFORD

Research Associate

AMADON & ASSOCIATES, INC.

1998 – 2000
AVON, CT
1996 – 1998
EAST HARTFORD, CT
1994 – 1996
HARTFORD, CT

Resume

Education

Doctorate, Geography – <i>Cities & Urbanization</i> University College London, Department of Geography	2016 London, England
Master of Science, Geography – Concentration in Urban Planning Central Connecticut State University, Geography Department	2000 New Britain, Connecticut
Bachelor of Arts, Psychology and Geography Central Connecticut State University, Geography Department	1995 New Britain, Connecticut

Professional Affiliations

American Association of Geographers (AAG)

American Institute of Certified Planners (AICP)

American Planning Association (APA)

Arizona Chapter, American Planning Association (ACAPA)

Connecticut Chapter - American Planning Association (CCAPA)

Northern New England Chapter, American Planning Association
(NNECAPA)

Aircraft Owners and Pilots Association (AOPA)

Testimonials

“Don connects with his clients on their own terms while simultaneously introducing new perspectives. He listens to understand his clients and their community before jumping to conclusions. He is genuine and addresses each community with respect and consideration. He always has his client's best interests at heart. Don worked hard to produce a plan with action items that were attainable and will lead to real results. He gently guided our staff through a new code in training sessions that made them so much better at what they do. Don had an uncanny knack for working with challenging individuals in our community who needed to be involved in our planning activities, but who could easily have derailed the process.”

– *Candace Watkins, (Former) Director of Community Development, St. Bernard Parish, Louisiana*

“Don's brilliant work in developing the City of Oswego's Economic Investment Strategy laid the foundation for the City to receive a \$10 million-dollar grant from New York State for Downtown Revitalization. He was skillful at quickly analyzing the community's unique challenges and opportunities and worked tirelessly to provide clear, data driven, recommendations. Don is the most brilliant Planning and Economic Development consultant that I have had the pleasure of working with. His development of our hand tailored strategy and beautifully communicated narrative ultimately set us apart from our competition. As a result, many of the projects identified in the strategy will receive actual funding to further Oswego's renaissance and transformation.”

– *Amy Birdsall, (Former) Director of Planning, Oswego, New York*

“Professor Poland is a superb teacher who clearly knows his material. For purposes of graduate education, he is especially adept in relating concrete examples and practical considerations to theoretical and philosophical concerns. Class discussions do not proceed merely at a “how-to” level, but often involve questions of “why.” Such a philosophical approach broadens the discussion and raises it to a level that meets the educational objectives of the graduate program.”

– *William Barnett, PhD, (Retired) Dean of Graduate School, Trinity College, Hartford, Connecticut*

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Supplemental Material & Experience

Expert Witness

In August 2011 Dr. Poland was accepted as an expert witness in the areas of *land use planning*, *neighborhood redevelopment*, and *community development* in the United States District Court, Eastern District of Louisiana. The following are disparate impacts cases for which he has testified and been retained as an expert witness:

Jurisdiction	Cases
U.S. District Court for the Eastern District of Louisiana	U.S., vs. St. Bernard Parish. No 2:12-CV-00321 (2013)
	NOLA Capital Group, vs. St. Bernard Parish. No 2:12-CV-00322 (2013)
	Greater New Orleans Fair Housing Action Center, vs. St. Bernard Parish. No 2:12-CV-00325 (2013)
	Greater New Orleans Fair Housing Action Center, vs. St. Bernard Parish. Et Al. No 2:11-CV-00858-HGB-SS (2012)
	Greater New Orleans Fair Housing Action Center, Et Al, vs. St. Bernard Parish, Et Al. No 2:06-CV-07185 (2011)

Legislative Experience and Testimony

Dr. Poland has established himself as a leader in planning and urban policy. As Government Relations Chair for CT Chapter of the American Planning Association and as Executive Director for the CT Partnership for Balanced Growth, Dr. Poland has eight years of government relations and public policy experience. In these roles, Dr. Poland has engaged in many facets of the legislative process. This has included proposing bills and successfully working a half-dozen bills through the legislative process. In addition, he has testified before numerous legislative committees, at dozens of legislative hearings, and on countless proposed bills related to planning, land use, development, and transportation. The following is a sample of Dr. Poland's legislative experience:

Government Relations	Highlights and Descriptions
Legislative Hearings	Has testified before many legislative committees to support and oppose over 100 proposed bills between 2000 and 2010.
Bill Screening	Assisted the Planning and Development Committee with bill screening and drafting statutory language for a number of bills in 2003 and 2004.
Informational Hearings	Has been invited to testify on informational hearings regarding planning, state plans, smart growth, and transportation related issues.
American Planning Association	Participated in the development of and adoption of APA's Smart Growth Policy Guide as a member of the National Delegates Assembly.

Professional Affiliations & Community Involvement

Organization	Position
American Planning Association – Connecticut Chapter	Board Member – 1999-present Past-President - 2010-2013 President – 2007-2010 President Elect – 2006-2007 Vice President – 2004-2007 Government Relations Chair – 2001-2004
American Planning Association	Chapter Presidents Council – 2007-2010 State Legislative Liaison – 2001-2004 Delegates Council – 2003 & 2004
Bushnell Park Foundation	Board Member – 2009-2017 Vice President – 2015-2016
Connecticut Trust for Historic Preservation	Trustee – 2006-2012 Grants Committee – 2006-2012
Connecticut Partnership for Balanced Growth	Charter Member – 2002-2021 Secretary – 2002- 2012 Executive Director – 2008-2011
Community Builders Institute	Curriculum Committee – 2007-2012 Instructor/Faculty – 2009-2012
Connecticut, State of, Board of Examiners: Professional Engineers and Land Surveyors	Board Member – 2010-2015
Connecticut Association of Zoning Enforcement Officials	Board Member – 1999-2004 Newsletter Editor – 2002-2003 Legislative Liaison – 2003-2004 Member – 2002-2006
State Taskforce – Clean Air Act Amendments Compliance	
Metro Hartford Alliance	Economic Development Forum – 2000-04 Neighborhood Committee - 2004-2011
Capitol Region Council of Governments	Policy Board – 2000-2004 Transportation Committee – 2000-04 Executive Board – 2000-2004
Connecticut Trolley Museum	Board Member - 2001-2002
North Frog Hollow NRZ	Board of Directors – 2004-2007 Development Committee – 2004-2009
Mortson/Putnam Heights Block Watch	Chairman – 2004-2006

Lectures, Training, and Presentations (featured selection)

Professional Training Programs

American Planning Association, CT Chapter

Community Builders Institute

Continuing education program

Connecticut Association of Zoning Enforcement Officials

Professional certification program for zoning officials

Professional Presentations

American Planning Association – National Conference

New York, NY 2017

American Planning Association – Policy Conference

Washington D.C. 2003

American Planning Association – National Conference

Denver, CO 2003

Community Development Network - National Conference

Baltimore, MD 2005 & 2006

Neighbor Works America – National Conference

Philadelphia, PA 2013

Yankee Institute – Future of Freedom Summit

New Haven, CT 2015

National Community Development Association

Hartford, CT 2006

Southern New England Planning Conference

Worcester, MA 2013

Connecticut Conference of Municipalities

Hartford, CT 2013

Southern New England Planning Conference

New Haven, CT 2012

Southern New England Planning Conference

New Haven, CT 2006

1000 Friends – Connecticut Smart Growth Conference

New Haven, CT 2007

Connecticut Housing Coalition – Housing Forum

Hartford, CT 2004 & 2005

Connecticut Community Development Association

Hartford, CT 2003- 2004

Connecticut Bar Association – Real Estate Section

New Haven, CT 2004

HBA – Developers Council

Berlin, CT 2003 – 2004

Topic

AICP Exam Preparation Course (2012-2023)

Planning for Economic Development – I & II, 2009–2012

Best Practices in Land Use Approvals, 2010
The Healthy Neighborhoods Approach, 2007

Certification Program Instructor, 2002-2003
Neighborhoods & Zoning Enforcement, 2007
Flexible Zoning Techniques, 2002
Drafting Zoning Regulations, 2001

Topic

National Sign Illumination Standards

Legislative Best Practices – Connecticut

Steering States Toward Smart Growth

The Healthy Neighborhoods Approach
Hartford and Healthy Neighborhoods
Neighborhood Intervention – Fresh Eyes
Block Walk – East Camden

Free to Live: Letting our Cities Thrive

NHI's Healthy Neighborhoods Strategy

After the Storm – Post-Katrina Planning in St. Bernard Parish

Positioning Communities for Investment -
Economic Development

West Hartford Center and the Remaking of
Urban Space

NHI's Healthy Neighborhoods Strategy

Sprawl or Suburbanization?

Neighborhood Reinvestment – Case Study
A Tale of Two Cities, Hartford & Stamford
Connecticut Legislative Issues

Smart Growth Policy in Connecticut

Smart Growth in Connecticut
Working With Planners/Mock Hearing

Publications & Media Appearances

Articles – Op-Eds

The Hartford Courant – Sunday Commentary

Title

Where Does Our Road Lead? (2015)
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)

The Hartford Business Journal – Commentary

Hartford Revitalization: Bad Policy (2013)
In Praise of Sprawl (2007)
Suburbanization, Not Sprawl (2007)

American Planning Association – Planning & Environmental Law Journal

Kelo in Connecticut (2005)

Connecticut Chapter of the American Planning Association – Connecticut Planning Magazine

The Evangelicals and Suburban Ideals (2010)
Hartford: A Suburban City (2010)
Book Review – The Complete Guide to Zoning, By Dwight
Merriam (2005)

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Academic Experience

Academic Experience

Dr. Poland has the full-time equivalent of eleven years' experience—including three-years full time appointments—lecturing in geography, planning, tourism, and public policy as a *Visiting Lecturer* at Trinity College, *Instructor and Associate Professor* at Central Connecticut State University, and as an *Adjunct Lecturer* at the University of Connecticut, Sacred Heart University, University of Saint Joseph, and Manchester Community College. His teaching experience includes being second advisor to three graduate student capstone projects/theses and leading three 18-day European study abroad courses. The following is a summary of the courses Dr. Poland has taught:

Trinity College

Public Policy 833
Urban Planning

Urban Studies 219
Comparative Planning

Course Description

An overview of urban planning focused on key theories and concepts as well as methods and empirical case studies in this multidimensional field.

A comparative approach exploration of city planning from the local to the global.

CCSU

Geography 569
Independent Study

Geography 518 & 479
Advanced Field Studies

Geography 530
Graduate Internship

Geography 514 & 483
Design of Cities

Geography 450
Tourism Planning

Geography 518 & 445
Environmental Planning

Geography 518 & 441
Community & Regional
Planning

Geography 516 & 440
Rural Land Use Planning

Geography 518 & 439
Urban Geography

International Studies 360
Geography 290
Geography of Tourism

Geography 241
Introduction to Planning

Geography 220
Human Geography

Geography 110
Introduction to Geography
Geography 100 Search
Geography 100 Search

Course Description

Exploring Urban Theory and Neighborhood Regeneration.

Site Plan Review

Supervised graduate internship for a housing and retail market study.

This course explores the architectural and spatial design of cities in the context of planning movements and emergent spatial formations.

Integrated and sustainable development approach to tourism planning explored through lectures, seminars, and case studies.

Examines the environmental impacts of land development and natural constraints on planning and public policy decision-making.

Philosophies, theories, and principles involved in planning of regions and urban areas.

Land use patterns and the planning process in agriculture, transportation, recreation, industry, population and settlement in rural areas.

An exploration of cities through theories of centrality, materiality, infrastructure, globalization, design, segregation, consumption, and public space.

Study Abroad: The Great Cities of Western Europe.

Introduces the major themes associated with the geographic study of tourism.

Topics include supply and demand, tourist motivations, socio-economic and environmental impacts. and sustainable tourism.

Introduction to the principles and practices of planning at various spatial scales— regional, urban and neighborhood.

A survey of the world's peoples and their cultures through topics of population, religion, culture, social problems, resources, and environment.

Geography as physical, spatial, and social science. Basic theories and patterns of spatial and human relationships.

Study Abroad: X and the European City.

Study Abroad: The Great Cities of Western Europe.

Academic Experience (Continued)

UCONN

Geography 4210
Urban & Regional Planning

Course Description

Philosophies, theories, and principles involved in planning of urban regions.

MCC

Geography 201
Urban Geography

Course Description

An exploration of urban geography through concepts of centrality, materiality, infrastructure, globalization, architecture, experience, segregation, consumption, and public space.

Geography 100
Introduction to Geography

Geography as physical, spatial, and social science. Basic theories and patterns of spatial and human relationships.

SJU

Geography 100
World Regional Geography

Course Description

Survey of the lands, people and places in the world's major culture regions.

CCSU

Jeremy DeCarlie
Thesis

Capstone Project/Thesis – Second Supervisions

The Route 11 Project and the Changes that Lie Ahead.

Alexandra Johnston
Thesis

How the Presence of the Metro North New Haven Line Affects the Sense of Place of the Residents of Fairfield, Connecticut.

Ali Fernandez
Comprehensive Exams

Comprehensive Exams

CCSU

Great City of Europe
Study Abroad

Study Abroad Courses – Course and Travel Description

The Geography of the Great Cities of Western Europe (London, Paris, Heidelberg, Munich, Venice, Florence, and Rome) introduces students to the history and human geography of these Western European cities. Students experience these European cities first hand, while engaging in discussions, lectures, excursions, and tours aimed at exploring and understanding the geographical context of history, culture, and lifestyle of these European cities. Academics include the spatial organization, design, and functioning of cities. Urban themes include centrality, mobility, global cities, nature, infrastructure, consumption, and public space.

X and the European City
Study Abroad

'X' and the European City explores the dynamic interplay of the two subjects, where mathematics and urban geography enhance each other to reveal infinite possibilities for exploring the European city. By utilizing an applied mathematics approach to geography, cities, and travel, students learn and experience how X (math) and the city shape our lives. The course explores the mathematics that are inherently found in cities, travel, and geography in general, with the context of the European city and landscape as the backdrop. Students gain practice in practical travel mathematics and also discover the endless ways in which mathematics is "hidden" in the world around us.

Academic Experience – Doctoral Research

PhD Dissertation Summary

Dr. Poland earned his PhD at University College London (UCL), Department of Geography *Cities and Urbanization* program. In 2016, the year he graduated, both UCL and the UCL Department of Geography were ranked seventh in the QS World University Rankings and Subject rankings.

- Primary supervisor: Dr. Alan Latham.
- Secondary supervisor: Dr. Andrew Harris.
- Upgrade Workshop - thesis proposal examiner: Dr. David Bell, University of Leeds.
- Viva/Defense external examiner: Dr. Mark Jayne, Cardiff University.
- Viva/Defense internal examiner: Dr. Susan Moore, The Bartlett, School of Planning & Architecture.
- Thesis Title: *Urban Resilience – Evolution, Co-Creation, and the Remaking of Space: A Case Study of West Hartford Center.*

Abstract:

Dissatisfied with the large urban bias—the overreliance on large cities, spectacular space, and paradigmatic cases—and equally dissatisfied with our urban vocabularies and understandings of suburbanization and gentrification, I seek to explore how urban theory informs us about change in smaller cities and smaller suburban spaces. I argue that much of our urban understandings juxtapose the city as one kind of space and the suburban as another kind of space even though the distinction has become blurred. As a result, I argue that our understandings suburbanization and gentrification fall short of conceptualizing and understanding the remaking of smaller (sub)urban spaces such as West Hartford Center.

Utilizing a case study approach, I explore the space of West Hartford Center and how the Center changed—was remade from a suburban town center to a regional center of middle-class hospitality and sociality—from 1980 to 2012. To accomplish this, I introduce ecological resilience as a metaphor and theoretical framework for thinking about and working through our understandings of urban space, the processes of urban change—suburbanization and gentrification—and how and why (sub)urban space is remade. Through the metaphorical and theoretical lens of ecological resilience, I explore West Hartford Center as a complex adaptive system that has been resilient—having the capacity to absorb shock and disturbance while maintaining its function and structure. In doing so, I explore how the actors and their actions—the business owners, government officials, and consumers—coalesce into a dynamic process of re-creating urban space. Through this approach and my findings, I argue for more contextual geographies of place and geographies what happens; including the need for more and better studies of small city urbanism.

Academic Papers, Presentations, and Research

The following is a summary of Dr. Poland's academic accomplishments related to papers, presentations, and research. While Dr. Poland is new to academia and the completion of his dissertation, he is actively involved in research related to his dissertation and other research interests.

Academic Papers & Presentations	Topic
Connecticut, State of, SHPO Hartford, CT (2020)	Manuscript – Unconscious Influence: Olmsted's Hartford
Association of American Geographers Washington, DC (2019)	Paper – Unconscious Influence: Olmsted's Hartford and an Early Suburban Milieu
Association of American Geographers New York, NY (2018)	Paper – The Role of Entrepreneurs in the Remaking of Urban Space
City Planning in the Age of Climate Change University of Connecticut, West Hartford, CT (2016)	Panel Discussion – Moderator
Conference - The City in Connecticut History Fairfield University, CT (2014)	Paper – The Case of Hartford 1805-1880: An Early Suburban Milieu
University of Connecticut – Law School Hartford, CT (2014)	Planning, Zoning, and Urban Investment
Association of American Geographers New York, NY (2012)	Paper – The Remaking of Urban Space: Making Sense of Urban Change
University College London London, England (2011)	PhD Upgrade Workshop – The Remaking of Resilient Urban Space
Research Paper – In progress On-going research project	Unconscious Influence: Olmsted's Hartford and an Early Suburban Milieu
Research Paper – In progress On-going research project	Consumer Culture Origins: Keeping Up With The Joneses
Research Paper – In progress On-going research project	The American Suburban Vision: The Case of Hartford's Early Suburban History
Association of American Geographers Seattle, WA (2011)	Paper Presentation – An Urban Geography of Small Urban Places
University of Connecticut – Geography Department Storrs, CT (2009)	Guest Lecturer – Urban Sprawl and Suburbanization
University of Connecticut – Geography Department Storrs, CT (2008)	Guest Lecturer – Planning Issues in Connecticut
Clark University – Community Development Program Worcester, MA (2006)	Guest Lecturer – Alternative Neighborhood Reinvestment Strategies

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Consulting Experience

Consultancy Experience – Select Private Sector Projects

Clients	Projects
Lexington Partners, Cromwell, CT	Mixed-Use Residential (111-Units) – Zone Change (2023)
Urso Development, South Windsor, CT	Industrial Warehouse (369,000 sf) – Special Permit (2022)
Connecticut Post Mall	Multi-Family Development (300-Units) Fiscal Impact (2020)
Avon Gardens	255 Unit Multi-Family Development – Fiscal Impact (2020)
Avon Meadows	Affordable Housing (400 Units) – Market Feasibility (2020)
Mystic Marine, Stonington, CT	Mixed-Use Redevelopment – Fiscal Impact (2018-19)
Blue Fox Run, Avon, CT	Residential Development (98-Units) – Fiscal Impact (2019)
Goodwin College, East Hartford, CT	Facilities and Land Use Planning (2014-2019)
Weber Development, South Windsor, CT	Mixed-Use Residential – Fiscal Impact (2019)
I-691 Site, Cheshire, CT	Interchange Zone – Fiscal Impact Analysis (2019)
Lexington Partners, Wethersfield, CT	Mixed-Use Residential (111-Units) – Tax Abatement (2018)
Weber Development, Canton, CT	Mixed-Use Development (70-Units) Tax Abatement (2017)
Five Corners, Farmington, CT	Commercial Retail – Property Value Impact (2017)
Color Lab, Stonington, CT	Residential Development (70-Units) Fiscal Impact (2017)
Eastfield Mall, Eastfield, MA	Retail Mall – Market Analysis & Concept Design (2017)
Tomasso Development – New Britain, CT	Land Development – Market & Feasibility Analysis (2017)
ConnectiCare – Manchester, CT	Customer Service Center – Land Use Permitting (2016)
Weber Development, Wethersfield, CT	Residential (68-Units) – Tax Abatement (2017)
Stone Acres Farm, Stonington, CT	Municipal Fiscal Impact Analysis (2016-17)
R-Young, New Rochelle, NY	Mixed-Use Commercial/Residential – Tax Abatement (2017)
Weber Development, Wethersfield, CT	Residential Development (70-Units) Tax Abatement (2017)
Multi-Family, Woodbridge, CT	Multi-Family Residential (138-Units) – Fiscal Impact (2017)
Color Lab, Stonington, CT	Residential Development (70-Units) Fiscal Impact (2017)
Perkins Farm, Stonington, CT	Mixed-Use Office/Residential - Fiscal Impact (2016)
Hartford Healthcare – Newington, CT	Facilities and Land Use Assessment (2015)
Dorset Crossing – Simsbury, CT	Zone change and site plan application (2011-12)
Ellington Chase Apartments – Ellington, CT	Zone change – 172-unit development (2011)
Avalon Farms – Glastonbury, CT	Special permit modification (2010)
Indian River Road, LLC – Orange, CT	14-acre mixed-use development (2009)
Optiwind – Goshen, CT	Special Permit, wind energy generation (2009)
GNOF – New Orleans, LA	Post-Katrina Land Use Consulting Services (2008)
NRT Realty – East Windsor, CT	Zone Change, 30ac, 200,000sf commercial (2008)
Southern Auto Action – East Windsor, CT	Zoning text amendment and site plan (2008)
Baker Residential – Berlin, CT	384-unit affordable housing development (2007)

Consultancy Experience – Select Public Sector Projects

Clients	Projects
East Hartford, Town of, CT	Redevelopment Plan – Silver Lane (2022)
Tolland, Town of, CT	Zoning Regulation – Commercial Updates (2020)
West Hartford, Town of, CT	Mix-Use Dev. – Tax Abatement Review (2020)
Manchester, Town of, CT	Mix-Use Dev. – Tax Abatement Review (2020)
Tolland, Town of, CT	Comprehensive Plan (2018-19)
Ellington, Town of, CT	Comprehensive Plan (2018-19)
Manchester, City of, CT	Downtown Design Guidelines (2018-19)
Bloomfield, Town of, CT	Economic Development – Town Center (2014-19)
Bristol, City of, CT	Downtown Development Consulting (2019)
Trumbull, Town of, CT	Comprehensive Zoning Regulation Update (2017-19)
Ridgefield, Town of, CT	Affordable Housing Application Review (2018)
Stafford, Town of, CT	Market Feasibility Study – Groceries & Retail (2019)
Durham, Town of, CT	Economic Development Regulatory Review (2018-19)
Darien, Town of, CT	Expert Review and Testimony - ZBA (2017)
Perry, Village of, NY	Comprehensive Zoning Code Update (2016-17)
Stafford, Town of, CT	Zoning Regulation Updates (2016-17)
Canton, City of, OH	Comprehensive Plan & Zoning Rewrite (2014-16)
Oswego, City of, NY	URI Economic Investment Strategy (2015)
Hutchinson, City of, KS	Healthy Neighborhood Training (2015)
Stafford, Town of, CT	Consulting Planner (2014-17)
Bristol, City of, CT	Downtown Development Plan Assessment (2014)
St. Bernard, Parish of, LA	Comprehensive Land Use Plan (2012-14)
Millinocket, Town of, ME	Economic and Policy Assessment (2014)
St. Bernard Parish, LA	Expert witness, federal fair housing cases (2012-13)
North Stonington, Town of, CT	Zoning Regulation Modernization (2013-14)
Canton Downtown Partnership, Canton, OH	Downtown Plan – Planning Assessment (2012)
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