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## DOWNTOWN REVITALIZATION INSTITUTE



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### Live, Work, Play...and Commute! *Engaging Your Community: Setting the Stage for TOD*

January 28, 2011



The Barnum Museum, Downtown Bridgeport

#### AGENDA

#### **Welcome & Introductory Remarks**

9:00 AM

#### *Northwestern CT: A Regional Approach to Village Center Vitality*

9:15 AM

Jocelyn Ayer, Planner, Northwestern CT Regional Planning Collaborative

Dennis R. Mincielli, Vice President, AKRF Environmental, Planning & Engineering Consultants

#### Break

10:30 AM

#### *Town of Putnam: A Small Town Envisions its Future*

10:45 AM

Delpha Very, Director of Economic & Community Development, Town of Putnam

John Guszowski, AICP, LEED-AP, Senior Planner, CME Associates, Inc.

#### Lunch

12 Noon

#### *Simsbury: A Proactive Community Advocates for Change*

1:00 PM

Hiram Peck, AICP, Director of Planning, Town of Simsbury

Lee D. Einsweiler, AICP, Principal, Code Studio

#### Break

2:15 PM

#### *Bridgeport's New Development Toolbox: Making the Vision a Reality*

2:30 PM

Paul Antinozzi, AIA, President, Antinozzi Associates, PC

David M. Kooris, Vice President & Director, CT Office, Regional Plan Association

William Minor, Land Use Director, City of Bridgeport

#### Adjourn

3:45 PM

***Engaging Your Community: Setting the Stage for TOD***

January 28, 2011 ♦ The Barnum Museum, Downtown Bridgeport

**SPEAKER PROFILES**

**Jocelyn Ayer, Planner**

**Northwestern CT Regional Planning Collaborative**

Jocelyn has six years of experience working with non-profit housing, community development and planning organizations. She holds a master's degree in regional planning from the University of Massachusetts Amherst and has recently presented at the Citizen Planner Training Collaborative and the Southern New England American Planning Association conferences on the topic of best practices for streamlining local permitting. She recently came to the Collaborative from western Massachusetts where she provided regional planning services to 43 cities & towns with a focus on the issues of affordable housing and economic development. Her work included specific assistance to three towns to create smart growth housing incentive zones.

**Dennis R. Mincieli, Vice President**

**AKRF Environmental, Planning & Engineering Consultants, New York NY**

Dennis Mincieli leads the Economics group at AKRF and serves as project manager and team leader on real estate development projects and socioeconomic impact analyses. He brings a wealth of experience—nearly 30 years of socioeconomic assessments, market and feasibility studies, and fiscal and financial analyses—that include some of the most challenging real estate evaluations undertaken within the Northeast and Mid-Atlantic region in recent years. Dennis has led and supervised projects in a variety of industries, including retail, housing, lodging, tourism, entertainment, transportation, and biotechnology. He brings first-hand knowledge of real estate development to his evaluations, having previously built and operated several commercial properties. Dennis has a B.A. in History from Fordham University, and a Masters in Urban Planning from Hunter College of the City University of New York.

**Delpha Very, Director of Economic & Community Development**

**Town of Putnam CT**

Delpha Very is the Economic and Community Development Director for the Town of Putnam. Her work has led to the creation of the Riverview Marketplace, the Putnam façade program, and the establishment of the Putnam Arts Council. As a former First Selectman of the Town of Woodstock and a successful business owner, she has gained a unique perspective into the practical aspect of business operations and the policies that can support or prohibit successful development. She is a champion of Responsible Growth initiatives, open space and farmland preservation, and community development that supports healthy living and active lifestyles. Her true motive for developing vibrant, healthy, thriving communities has a clear focus – granddaughters Charlotte and Abigail – and others of their generation who will reap the benefits of our shared vision.

**John Guskowski, AICP, LEED-AP, Senior Planner**

**CME Associates, Inc., Woodstock CT**

John Guskowski is a Certified Planner and a LEED-Accredited Professional who serves as Partner and Director of Planning for CME Associates, based in Woodstock, Connecticut. John has been involved in community planning in small and rural communities in Connecticut for the last decade, as well as providing planning services to private-sector clients. He has served as Town Planner for the Towns of Woodstock and Thompson, Connecticut, and currently serves as the Consulting Town Planner in Essex. He also worked at the Capitol Region Council of Governments for several years, where he led the writing of the 2003 Regional Plan of Conservation & Development. John has also been active as the chairman of the nonprofit Eastern Connecticut Resource Conservation & Development Council, which focuses on issues of agricultural viability, livable communities, and greenway development in that half of the state. He has a degree in Religious Studies from Fairfield University and a Master's degree in Natural Resource Management from UConn. He lives in Pomfret with his wife, daughter, and menagerie of semi-domestic animals.

## **Hiram Peck, AICP Director of Planning**

### **Town of Simsbury CT**

A professional planner for over 25 years, Hiram has worked with municipalities, the federal government/USDA, regional planning agencies, and private clients. His focus has always been on the land and man's optimal relation to it. As Director of Planning in Simsbury, Hiram is currently working on an extensive consensus building process involving a community design charrette and adoption of a Form Based Coding effort for Simsbury Town Center. He has been working with several firms and groups in many states on Form Based Codes for over 3 years. In addition, a Planned Area Development regulation was recently adopted in Simsbury. Work on Low Impact Development (LID) storm water regulation and Incentive Housing Development Zones are also well underway. Other current endeavors include significant mixed use development and transit related projects.

Before coming to Simsbury four years ago, Hiram was the Town Planner in New Canaan, CT for seven years. During this time, the POCD and Zoning Regulations were completely revised and many major projects including construction of a teen center and the preservation of an important downtown theater and town owned historic building were accomplished. Before his service as a U.S. Army Officer, Hiram attended Cornell University and the University of Connecticut. He has taught science the secondary level and geology at the college level. An AICP certified planner for over 25 years, he is also a consulting planner and a CT licensed arborist in his spare time. He has served on the Board of Selectmen and Board of Tax Review in his hometown.

## **Lee D. Einsweiler, AICP, Principal**

### **Code Studio, Austin TX**

Lee Einsweiler has been involved in planning, zoning and plan implementation in a variety of settings over the past 25 years. His main emphasis has been on redevelopment activity in urban areas, beginning in south Florida in the 80's and 90's, and continuing with his recent work in Raleigh, NC, Louisiana and Montgomery County, NC. Lee sharpened his skills in the preparation of zoning and subdivision regulations across the country, and has been personally responsible for over 50 code projects, including the complete revision and adoption of over 20 codes. Lee currently serves as an adjunct faculty member in the Department of Community & Regional Planning at the University of Texas, teaching smart growth tools at the graduate level, which serves as a constant source of innovation. Lee is a frequent speaker at state and national planning conferences on the issues of smart growth, form-based codes, transit-oriented development and mixed use concepts.

## **Paul Antinozzi, AIA, President**

### **Antinozzi Associates, PC, Bridgeport CT**

Paul Antinozzi AIA is President of Antinozzi Associates, Architecture and Interiors in Bridgeport. In addition to maintaining a prominent architectural practice Mr. Antinozzi has been involved with civic activities for much of his career. Currently he is Co-Chair of the Downtown Task Force and President of the Housatonic Community College Foundation. His 25 year tenure with the AIA Committee on Design has enabled him to study urban design internationally.

## **William Minor, Director of Land Use & Construction Review**

### **City of Bridgeport, CT**

William Minor holds a Master Degree in Urban Planning, from New York University. He was the Assistant Director of Planning for the Town of Westport, CT, Director of Planning for Hamden, CT and is currently Director of Land Use & Construction Review for the City of Bridgeport.

## **David M. Kooris, Vice President & Director, CT Office**

### **Regional Plan Association**

David Kooris is a Vice President at Regional Plan Association, the nation's oldest regional planning organization conducting research and advocacy in the tri-state New York City metropolitan region. He manages the organization's Connecticut state office including directing policy, research, advocacy, and planning in Connecticut and New York's Hudson River Valley. Working to better integrate land use and transportation planning, Mr. Kooris focuses on intergovernmental planning for smart growth and transit-oriented development. He is also involved in work across the region to better understand the link between built form and climate change. Mr. Kooris currently manages several projects and research initiatives throughout the region that combine his background in urban design and sustainability with his devotion to the public process and climate action.

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