



# How GVI Can Help Your Town

The Green Valley Institute exists to help the Quinebaug-Shetucket National Heritage Corridor communities and citizens sustain their environment and quality of life while growing their economics.

We are a non-regulatory organization dedicated to:

- Improving the knowledge base from which land use and natural resource decisions are made,
- Building local capacity to protect and manage natural resources as our region grows.

The GVI was created through a formal partnership of the Quinebaug-Shetucket National Heritage Corridor and the University of Connecticut's College of Agriculture and Natural Resources, University of Massachusetts' Cooperative Extension System and other partners.



QUINEBAUG-SHETUCKET HERITAGE CORRIDOR, INC.  
Preserving the Last Green Valley



University of Connecticut  
College of Agriculture and Natural Resources  
Cooperative Extension System



The Green Valley Institute has a wide variety of educational presentations and workshops available to communities in the Quinebaug-Shetucket Heritage Corridor. These programs are available to municipal boards and commissions, local land trusts, other interested community organizations and the general public. Most programs combine PowerPoint® or other visual aids with written handout materials, and all have ample time for discussion. There is no charge for these presentations and workshops.

## COMMUNITY PLANNING PRESENTATIONS:

### Planning for the Future of Your Town

Good planning allows us to maintain the quality of life we enjoy today and to pass it on to our children and their children. Learn how to incorporate sensible land use planning with efficient growth patterns (smart growth) into your Plan of Conservation & Development or Master Plan to shape the future of your town.

### Open Space Planning

Learn about the many tools and steps necessary to protect open space including:

- natural resource inventories
- open space plans
- plans of conservation and development
- zoning
- open space subdivisions
- purchase and donation of open space and conservation easements.



### Development Alternatives

Historic and current land use patterns are markedly different; alternatives to today's development patterns are described with examples that preserve our rural character, preserve open spaces and create a sense of community.

### Conservation Subdivisions

What are conservation subdivisions? Are they right for your town? What would they look like? Do folks really pay more for a home in a conservation subdivision? These questions and many more will be answered and discussed.

### Win-Win of Subdivision Design

Learn how a subdivision design can make a difference in your town. By designing with the land, a subdivision project will be more valuable to the community, the environment, the current homeowners and future buyers. In addition to providing habitat for wildlife, protecting water quality and retaining a town's rural character, conservation subdivisions can provide recreational areas and protect home values.

### Growth and Rural Character

Your town can have economic growth through commercial development without losing its rural character. See what techniques other towns have used to successfully integrate new development into their rural character.

### Main Street Revitalization

Community image and community spirit are affected by how the town/city's center is perceived. Find out what has worked in other communities and how those techniques could be used in your town.

### Economics of Land Use

All land use decisions impact a town's mill rate. Learn the potential negative impacts from 'growing the grand list', and what to strive for in fiscally positive development. The



fiscal effects of open space from the cost to acquire to the change in surrounding assessments will be explained.

## HANDS-ON PLANNING WORKSHOPS:

GVI's workshops are interactive, hands-on sessions specifically tailored to your town. Using maps, drawings and other imagery, each topic is applied directly to the needs of your town.

### Visioning

Does your community have a clear vision for its future? Through discussion, imaging and mapping, this workshop will help you set goals for future land use planning.

### Greenway Mapping

Just like our roadways, our greenways are part of our infrastructure and need to be planned. Through map exercises, this workshop will help you plan for future trails and greenways in your town that will connect with others to create a network of trails and habitat corridor protection.



### Reviewing Conservation Subdivisions

This hands-on workshop walks you through the review process from initial discussions with a developer to reviewing the submitted plans. Be prepared when these projects come before your board.

### Future Land Use Mapping

A key component in a town's Plan of Conservation and Development or Master Plan is a future land use map that sets out goals for future development and conservation. This hands-on workshop will assist you in analyzing existing land use in your town and help you locate the best areas and pattern of future growth and areas for conservation.

### How to Conduct a Build-out Analysis

A build-out analysis is a valuable tool to help a community understand the impacts of future development based on current regulations. This workshop will discuss the procedures to follow in order for you to determine the potential future growth in your town.

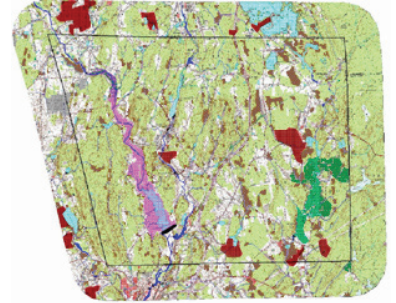
### Preparing a Cost of Community Services Study

A COCS Study is a tool used to demonstrate the cost to provide town services on a land use basis. This two session, hands-on workshop will provide the methodology used and get you started in conducting your own study.

## OTHER WAYS GVI CAN HELP YOUR TOWN:

### Natural and Cultural Resource Inventories

Community planning requires a strong knowledge base of the natural and cultural resources in your town. Using the latest digital data, GVI can prepare a map set for your town showing its natural resources. After a data gathering workshop, historical and cultural information can be mapped as well. This data set, a series of large-format paper maps with multiple overlays, will help you plan for your town's future.



### Resource Prioritization

Using the digital information in your Natural and Cultural Resource Inventory, a computerized model can be developed to prioritize areas for protection. Each model is unique and derived from input from your town. The resulting map can be helpful in future land use planning decisions and setting goals for protection.

### Protecting Family Lands

Many families want to see that their lands remain in tact for generations. This workshop will introduce tools, techniques and funding sources that can make that happen.

### Becoming a Conservation Community

How to get pro-active in conserving natural and cultural resources as your town grows.

### Creating a Separate Conservation Commission

Many towns have found that their combined Inland Wetlands and Conservation Commission often do not have sufficient time to plan for the conservation of important natural and cultural resources. This workshop provides an overview of the value of a separate, non-regulatory commission to advise the town, and explains what it is charged with under state statutes.

### Specific Community Design Issues

The Landscape Architecture Program at UConn appreciates real-life projects for its studio-based courses and each year is able to include one or two projects to assist Quinebaug-Shetucket Heritage Corridor communities. Previous community design projects have included streetscape improvements, creating a new commercial center, river access, greenways, park designs and master plans for expanding and enhancing existing commercial areas.

## Additional Information:

Green Valley Institute:  
Northeastern CT Council of Governments:  
Southeastern CT Council of Governments:  
Windham Reg. Council of Governments:  
Central MA Regional Planning Comm:  
Pioneer Valley Planning Commission:  
Nonpoint Education for Municipal Officials:

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[www.nemo.uconn.edu](http://www.nemo.uconn.edu)



Please contact us at 860-774-9600 or 860-486-1215 to schedule any of these workshops or presentations.