



GREG D. PETERSON

Member

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Greg has over two decades of experience planning and managing complex, high-visibility real estate transactions, environmental, permitting and land use projects and legislative engagements for a broad variety of private sector businesses and not-for-profits. Greg has a strong record of leadership in not-for-profit organizations. Formerly a partner at DLA Piper, LLC, a global law firm, Greg's practice has focused on the following areas of law:

Environmental Impact Review, Permitting, and Strategic Project Planning:

Develop and implement strategy for environmental impact review processes, environmental permitting (e.g., wetlands, groundwater discharge, transportation, public sewage connections, air plan reviews), and local land use approvals for a wide variety of projects including office, residential and mixed-use developments, a liquefied natural gas terminal, a gas-fired electric power generation plant, and alternative energy facilities. Advise clients on selecting engineers and managing engineers, technical consultants and local counsel.

Corporate Purchase and Sale of Contaminated Properties with Liability Transfer, and Brownfields Re-development: Develop, negotiate and close environmental liability transfer arrangements for major corporations and public utilities (e.g., Keyspan Gas, New England Business Systems, BP, various insurance company affiliates) and private developers. Negotiate and draft environmental insurance and environmental indemnities.

Hazardous Materials Response Action Advice: Guide businesses and institutional clients in liability management and regulatory compliance and closure for hazardous materials cleanups.

Complex Property Use/Structuring Agreements and Title Law: Advise on subdivisions and vertical parcel creation. Negotiate and draft complex easements, covenants, development agreements, purchase and sale agreements, options, ground leases, joint venture agreements, master planning agreements and conservation restrictions. Manage review of titles and plans, and negotiate title insurance policies.

Negotiate/Close Commercial Real Estate Loan Facilities and Workouts: Closed well over \$1 billion in loans secured by real property.

Residential, Mixed-Use and Office Condominiums and Condominium Conversions

Achievements

Repeatedly listed in *The Best Lawyers in America*

NAIOP Massachusetts Public Affairs Award - 2005

President of the Real Estate Bar Association for Massachusetts - 2002

Town of Carlisle Conservationist of the Year Award - 1999

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Bar and Court Admissions

Massachusetts Bar

Memberships

Boston Bar Association

Real Estate Bar Association for Massachusetts

NAIOP (formerly known as the National Association of Industrial and Office Properties)

- Member of the National Board of Directors

Civic Organizations

Trustee of the Carlisle Conservation Foundation 1997-present

Town of Carlisle Planning Board 2006-2009

Trustee of Town of Carlisle Affordable Housing Trust 2007-present

Additional Information

- Greg has significant experience with legislative and regulatory policy development and drafting.
- Co-recipient of the 2005 Public Affairs Award from the Massachusetts chapter of NAIOP for the work that produced the Smart Growth Overlay Zoning Act (Chapters 40R and 40S) and its implementing regulations.
- Recognized by NAIOP for his instrumental role in drafting significant portions of and tirelessly working to achieve passage of the 2006 Expedited Permitting Act, the 2007 Act Restoring the Landlocked Tidelands Licensing Exemption, and the 2010 Permit Extension Act.

Representative projects

- Center for Life Science Boston, a two-phase, 1.3 million square foot, high rise biotech center adjacent to Harvard Medical School, fully occupied at above-target rents.
- Kendall Square, Cambridge, a 10-acre mixed-use re-development adjacent to MIT, which won the EPA's nationwide 2006 Phoenix Award for best brownfield re-development.
- Environmental compliance advice for Harvard University.
- Closing well over \$1 billion in loans secured by real property.
- Expedited permitting of Edgewood, the first major 40R smart-growth project brought to market in Massachusetts, a 400 unit residential apartment complex on a portion of a former state hospital property.
- MEPA clearance for Langwood Commons in Stoneham, MA, a mixed-use residential and office redevelopment facing long-entrenched opposition.
- Siting, permitting and selling energy facilities, including alternative energy facilities.
- Permanent open space protection of over 700 acres of high-value land in suburban Boston in less than a decade, including a 130-acre keystone parcel long sought by the US Fish and Wildlife Service, purchased using \$1.8 million in special Congressional funding.

Education

J.D., Harvard Law School, 1985—*cum laude*

B.A., Columbia University, 1980—*magna cum laude* and *Phi Beta Kappa*