

## Greg D. Peterson

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### Practice Areas

- Real Estate

### Contact

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617.426.5900

With over 30 years of experience, Greg's practice encompasses nearly all aspects of real estate law -- purchase and sale transactions, joint ventures, leases and ground leases, development agreements, complex due diligence, land use, zoning and subdivision entitlement, title and survey review, easements, nested condominiums, and borrower-side financing. Greg has negotiated and closed well over \$2 billion worth of commercial real estate loan facilities and workouts for borrowers. His industry experience includes biolab, lab/office and industrial properties, multi-family residential, mixed-use developments, energy facilities, and open space and agricultural land conservation.

Greg's environmental experience includes a wide range of state permitting and related environmental impact reviews, environmental remediation and cost recovery, brownfields redevelopment, indemnities, liability transfer and environmental insurance, brownfields tax credits deals, and the negotiation and crafting of consent orders resolving compliance matters with environmental regulators. Greg has been instrumental, as lead counsel or principal deal maker, in the permanent open space preservation of over 1,700 acres of land in Massachusetts, including the negotiation and drafting of numerous conservation restrictions, both for environmental non-profits and for landowners.

Greg provides strategic counseling to developers, numerous non-profits, investors, public utilities, educational and health care institutions, corporations and high net worth private owners in connection with complex commercial real estate transactions, environmental, permitting and land use projects, affordable housing, and open space land conservation transactions.

Alongside his environmental work, Greg guides clients through the complex process of legislative and regulatory policy development and drafting. Greg was a significant contributor to the 2006 Expedited Permitting Act and the Smart Growth Zoning Act, chapters 40R and 40S. He provided the successful strategic advice behind three notable SJC decisions over the last 15 years, one concerning MEPA law, one confirming the legislative exemption of landlocked tidelands from c.91 licensing, and one concerning a foundational question in the law of easements.

He represented the Lawyers Committee for Civil Rights Under Law in the negotiation and drafting of the Uniform Partition of Heirs Property Act, which to date has been adopted in 23 States and is pending in five more State legislatures. He represented the Real Estate Bar Association on the 2016 Massachusetts Senate Select Commission on Housing. Prior to joining Casner & Edwards, Greg was a partner at

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Tarlow Breed Hart & Rodgers, P.C. from 2009 - 2017, and prior to that was a partner at the global law firm, DLA Piper, LLC and the highly-regarded Boston firm of Hill & Barlow.

### Admissions

- Massachusetts

### Education and Experience

JD, *cum laude*, Harvard Law School

AB, *magna cum laude*, Columbia University

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### Membership and Committees

- Advise numerous clients concerning environmental regulatory and enforcement actions and negotiate and draft consent orders efficiently resolving enforcement actions.
- Member, Massachusetts Senate Select Commission on Housing, 2016
- Trustee, Carlisle Conservation Foundation, 1997-2015
- Trustee, Town of Carlisle Affordable Housing Trust, 2007-2014
- Member, Town of Carlisle Planning Board, 2006-2009

### Honors and Awards

- Designee, The Counselors of Real Estate
- Boston Magazine, "Top Lawyers" – Land Use & Environment, 2023
- The Best Lawyers in America – Real Estate Law, Environmental Law, 2008-2025
- Recipient, Sudbury Valley Trustees Lewis Conservation Award, 2011
- Recipient, NAIOP Massachusetts Public Affairs Award, 2005
- President, Real Estate Bar Association for Massachusetts, 2002