



## Leigh A. Gilligan

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Environment & Energy | Environment & Energy Strategic Counseling | Environment & Energy Transactions

Clients say Leigh Gilligan “explains legal situations in clear ways and makes excellent recommendations for solving our problems.”—*Chambers USA*

Leigh Gilligan counsels clients on environmental and land use matters, including licensing and permitting, compliance counseling, and advising on the environmental aspects of business, lending and real estate development transactions. Leigh represents parties involved in federal and state hazardous waste sites, handling legal proceedings, private cost recovery actions and dealings with governmental agencies. She also represents parties in state and local administrative enforcement proceedings involving wetlands, tidelands, and Massachusetts Environmental Policy Act reviews.

She regularly represents lenders in evaluating, managing and resolving environmental issues, including preparing environmental opinions related to loans and bond issuances. She also has extensive experience addressing environmental issues involved in the purchase and sale of land and businesses, including confirming and securing liability protections and economic incentives for Brownfields redevelopment.

Leigh provides environmental compliance counseling to businesses and works with site owners and developers in addressing the management of environmental issues and permitting for development work.

A frequent author and lecturer on environmental-related topics, she has been an Instructor/Guest Lecturer at MIT’s Center for Real Estate. She also serves as a Commissioner on the Newton Conservation Commission in the City of Newton, Massachusetts. *Chambers* commentators have described Leigh Gilligan as “very helpful and responsive” with a solid and broad-ranging environment and land use practice.

## Representative Matters

### Major Massachusetts transit authority—Environmental compliance and land use

Represents a major Massachusetts transit authority concerning environmental compliance and land use matters. Significant examples have included (i) negotiating with environmental regulatory agencies regarding alleged violations, including resolutions via negotiated consent agreements; (ii) coordinating with real estate attorneys to represent the transit authority in a major air-rights/terra firma development project located in a highly desirable area of Boston; and (iii) representing the client in environmental matters alleged by abutters to client-owned properties throughout Massachusetts.

#### National real estate investment corporation—Environmental matters

Advises a national real estate investment corporation regarding environmental issues in potential acquisitions and investment opportunities; assists in evaluating and managing associated risks and negotiating documentation.

#### Urban educational institution—Environmental matters

Represents a major urban educational institution concerning multiple environmental matters, including addressing site remediation and permitting and providing environmental-related development and transactional support.

#### Consortium of major Massachusetts colleges and universities—Data center project

Assisted a consortium of major colleges and universities in Massachusetts to locate, permit, develop, and operate a state-of-the-art high performance data center in western Massachusetts.

#### Foundry—Superfund settlement

Obtained a favorable settlement of an alleged liability of our foundry client at a multiparty Superfund site.

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### Education

George Washington University Law School, JD, 1990

(formerly George Washington University, The National Law Center)

University of Vermont, BA, 1987

### Bar Admissions

Massachusetts

### Court Admissions

U.S. District Court, District of Massachusetts

U.S. Court of Appeals, First Circuit

### Memberships & Affiliations

**American Bar Association, Section of Natural Resources, Energy and Environmental Law**

**Boston Bar Association, Environmental Law Section**

**New England Women in Real Estate**

Programs and Seminars Committee

Member of the Steering Committee

*2004 - 2007*

**Newton (MA) Conservation Commission**

Commissioner

### Recognitions

Chambers USA, Environment, Massachusetts, 2010–2020

Massachusetts Super Lawyer, 2004–2020

Martindale-Hubbell AV Preeminent Rated 5.0 out of 5

Leigh Gilligan of McCarter & English, LLP “displays a perfect blend of commanding legal knowledge and creative business know-how,” clients say. - *Chambers USA*

## Alerts

MA Establishes Moratorium on Evictions, Foreclosures During COVID-19 Emergency, Real Estate Alert, 4.21.2020

EPA Takes Steps to Address Site Cleanup and Enforcement Matters During COVID-19 Pandemic, Environmental Alert, 4.14.2020

MA Provides Permitting Relief During COVID-19 Pandemic, Real Estate and Environment & Energy Alert, 3.30.2020

Negotiating Purchase and Sale Agreements During the COVID-19 Pandemic, Real Estate Alert, 3.27.2020

Trump Administration Limits Clean Water Act’s Regulatory Reach, Environment & Energy Alert, 1.27.2020

Significant Changes to Massachusetts Site Remediation Regulations, M&E Environment & Energy Alert, 5.23.2014