



Michael S. Giaimo

Partner

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Michael S. Giaimo practices land use, real estate and environmental law. He represents developers, businesses, institutions, government agencies, and other property owners in permitting, regulatory compliance, transactions, and related litigation and administrative proceedings. He also consults with clients on land use policy matters throughout the country. He is a member of our firm's Land Use group and Real Estate + Development group and co-chair of the Landlaw section.

Land Use

Mike represents clients in permitting and enforcement matters before local zoning boards and other municipal bodies, including planning boards, conservation commissions, historic districts, boards of health, select boards, city councils, town meetings, regional planning authorities, and state agencies. He helps them obtain the approvals and permits they need to develop their property and operate their businesses. Mike has successfully represented clients in obtaining approvals from permitting boards in well over 100 Massachusetts communities. He also represents clients in federal and state courts on zoning appeals and other land use matters.

Mike has a Master's degree in City Planning from the Massachusetts Institute of Technology and 25 years of service on municipal boards. This includes prior service as a member and chair of his town's planning board, its zoning board of appeals, and its select board. He currently serves as Town Moderator. This gives him a good appreciation of the view from the other side of the table—invaluable experience for advising and representing clients on the practical aspects of development permitting strategy and negotiations with municipalities, as well as the legal requirements. Mike has represented clients in the wireless telecommunications industry for more than 20 years, and he has successfully permitted hundreds of sites at the local level, in some cases after winning a judicial appeal. He has represented a national retailer in resolving abutter opposition and obtaining local and state approvals to construct and operate a gasoline station. He also has represented developers and end users in navigating through local concerns to secure approvals for distribution and biotech facilities. He represented a waterfront property owner in pursuing resiliency responses to address coastal erosion and negotiating related agreements with an abutter. He has represented developers of large ground mounted solar facilities in obtaining and defending entitlements

Real Estate + Development

Mike also represents clients in transactions involving residential, commercial and industrial property, including dealing with title and related matters. He helped homeowners abutting a recreational lake form a municipal district to successfully acquire and permit the reconstruction of a failing dam that posed a threat to their properties. He also represented a retail developer in acquiring rights needed for a parking area in connection with redevelopment of a shopping center and has represented other commercial owners in resolving issues involving easements impacting their property.

Mike has made frequent local and national speaking appearances before professional, business, civic, and student groups on zoning; constitutional issues, including takings, religious land use, and equal protection law; and other land use and environmental law subjects. He is a contributing author of the *Massachusetts Zoning Manual*, co-edited an American Bar Association treatise on religious land use law, and has contributed articles on land use and constitutional law topics to

numerous other publications. For many years he has co-chaired a seminar on zoning basics for Massachusetts Continuing Legal Education. The Massachusetts Superior Court has qualified him as an expert witness on land use permitting.

Services

- Land Use
- Real Estate + Development
- Administrative Law
- Telecommunications
- Land Use Litigation
- Sustainability
- Regulatory Counseling
- Development Permitting
- Coastal Resources + Sea Level Rise
- Brownfields + Redevelopment
- Property Rights + Eminent Domain
- Administrative Appeals
- Religious Land Use + Institutionalized Persons Act
- Environmental, Energy + Telecommunications
- Renewable + Alternative Energy
- Energy - Project Development

Industries

- Coastal + Offshore Resources
- Real Estate Developers + Owners

Education

- Harvard Law School (Juris Doctor, *cum laude*)
- Massachusetts Institute of Technology (Masters)
 - M.C.P., City Planning
- Amherst College (Bachelors, *magna cum laude*)
 - B.A., Economics and American Studies

Admissions

- Commonwealth of Massachusetts
- U.S. District Court, District of Colorado
- U.S. District Court, District of Massachusetts

Recognitions

Recognized in the the Top Lawyers™ list by *Boston* magazine in the area of Land Use/Environmental since 2021

AV® Preeminent™ Peer Review Rated in Martindale-Hubbell™ in the areas of Zoning, Planning, and Land Use; Environmental Law; and Real Estate (Martindale-Hubbell Peer Review Ratings is a trademark. AV Preeminent is a certification

mark of Reed Elsevier Properties, Inc.)

Selected to the Massachusetts Super Lawyers list from 2004 to 2015 and from 2017 to 2024

Listed in The Best Lawyers in America® as Boston Lawyer of the Year in the area of Land Use and Zoning Law for 2024 and 2021

Selected by his peers for inclusion in The Best Lawyers in America® in the areas of Land Use and Zoning Law since 2013 and Real Estate Law since 2016

Leadership + Memberships

Urban Land Institute (ULI)

Sustainable Development Council (2005 - Present)

Real Estate Bar Association for Massachusetts

The Abstract Club

Boston Bar Association

Friends of Minuteman National Park

Board of Directors