



## Timothy C. Twardowski

Partner

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Timothy Twardowski focuses his practice on land use policy, development permitting, and real estate. He is a member of our firm's Land Use and Real Estate + Development groups.

### Development Permitting

Tim regularly assists property owners and developers in analyzing and obtaining requisite land use and development approvals from local governments. He has appeared in front of local Planning Boards and Zoning Boards of Appeal throughout eastern Massachusetts and in Rhode Island.

He represents a national wireless communications provider in permitting matters, and has assisted the client in securing approvals for the installation or modification of wireless telecommunications facilities in dozens of Massachusetts and Rhode Island communities.

### Land Use Policy + Legislation

Tim advises a national real estate trade association on state and local land use and real estate-related initiatives and trends across the country. He has prepared analyses of more than 200 state and local legislative proposals nationwide, including land use development codes, impact fees, inclusionary housing, eminent domain, and short-term rental restrictions.

He also has prepared industry-sponsored legislation on real estate issues, including private transfer fees, eminent domain, homeowner associations, adequate water supply, and tenant opportunity to purchase property. He was part of a team that prepared real estate industry sponsored bills to amend the Massachusetts Zoning Act.

Prior to joining our firm, Tim was the assistant city attorney for Park City, Utah, where he regularly advised the city's Planning Commission, Board of Adjustment, Historic Preservation Board, and Community Development Department.

Tim is active in the community. He has served on the Town of Franklin Master Plan Committee and Public Land Use Committee, and is a former member of the Town's Zoning Board of Appeals. He has helped lead firm efforts to assist Greater Boston Legal Services, which provides free legal services in civil matters to disadvantaged residents.

### Services

- Coastal Resources + Sea Level Rise
- Real Estate + Development
- Telecommunications
- Land Use

- Land Use Litigation
- Regulatory Counseling
- Administrative Appeals
- Development Permitting
- Religious Land Use + Institutionalized Persons Act
- Affordable Housing Development
- Property Rights + Eminent Domain

## Education

- Vermont Law School (Juris Doctor, *cum laude*)
  - Law Review
  - Moot Court
- Saint Anselm College (Bachelors)
  - B.A., Criminal Justice

## Admissions

- Commonwealth of Massachusetts
- State of Rhode Island
- U.S. District Court, District of Massachusetts

## Recognitions

Recognized by *Boston* magazine as a Top Lawyer in 2022 and 2021

Selected by his peers for inclusion in *Best Lawyers: Ones to Watch* in the area of Land Use and Zoning Law from 2023 to 2025 and in the area of Real Estate Law for 2025 and 2024

## Leadership + Memberships

### Massachusetts Bar Association

Real Estate Law Section Council (2010 - Present)

### Boston Bar Association

Member

Former Co-Chair, Land Use & Development Committee

### Real Estate Bar Association for Massachusetts

Land Use and Zoning Law Committee

Legislation Committee

### Rhode Island Bar Association

Member

*Rhode Island Bar Journal*, Editorial Board (2010 - 2013)

### Greater Boston Real Estate Board

Member, Governmental Affairs Committee

### Town of Franklin, Public Land Use Committee

Chair (2009 - 2013)

**Town of Franklin, Zoning Board of Appeals**  
Former Member

**Town of Franklin, Master Plan Committee**  
Former Member