

Land Use

Overview

Adler Pollock & Sheehan's Land Use practice combines the skills of attorneys from litigation, real estate, environmental, governmental and other niche areas to guide real estate developers through federal, state and local regulatory requirements towards thorough and efficient permitting. Our multidisciplinary approach optimizes client service and maximizes our ability to work with engineers, architects, wetland biologists, planners and other professionals to achieve the client's objective in a timely and business-responsive manner.

Our land use experience extends to historic properties, contaminated sites, direct and inverse condemnation, and all facets of real estate and land use litigation. We have broad experience before state regulatory agencies, including the Coastal Resource Management Counsel, the Department of Environmental Management, and State Fire and Building Code Boards. Our attorneys have particular expertise navigating the overlapping state and local regulatory authorities, including CRMC, when developing coastal lands. Our municipal work includes representation before Town Councils, planning boards, zoning boards, historic district commissions and conservation commissions. We have worked successfully in cities and towns by developing constructive working relationships with the staff of each community.

Areas of Concentration

- Historic renovations and adaptive re-use
- Entitlements for residential, commercial and industrial projects
- Property tax appeals
- Coastal and wetland permitting
- Tax stabilization and development agreement
- Low-moderate housing and HUD projects

Experience

- Development of numerous convenience stores with fueling for Cumberland Farms, Inc. and Seasons.
- Adaptive re-use of historic mill site into residential and mixed-use development.
- Obtain entitlements for national retail stores. and physical rehabilitation facility.
- Permitting for commercial and residential uses through the Coastal Resources Management Council (CRMC).
- Represent applicants in every municipality in the state as well as before all state agencies (CRMC, Rhode Island Department of

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Environmental Management, Rhode Island Department of Transportation and the Narragansett Bay Commission).

- Obtained local, state and federal land use permits for (1) the State's only electric generation plant powered by gas from a landfill and (2) the transmission lines.
- Developed solar energy facility at former landfill site.

Seminars/Publications

Publications

- Hamza Chaudary, Rhode Island Property Tax Issues and Litigation CLE (June 2014).
- Elizabeth M. Noonan, Historic Preservation: Easements, Tax Incentives and Litigation in Rhode Island, Lorman Education Services, February 2007 and February 2008.
- Elizabeth M. Noonan, Major Land Use Laws in Rhode Island.
- Elizabeth M. Noonan and Hamza Chaudary, Rhode Island Real Estate Tax Appeals for Non-Profit Organizations, June 2013.

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