

William M. Seuch

Director

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Bill Seuch is an experienced and practical environmental lawyer with a reputation for problem solving and getting deals done. He handles a wide range of environmental issues associated with real estate transactions, corporate mergers and acquisitions, financings and urban/industrial redevelopments.

A substantial part of his practice involves helping developers, buyers, sellers, tenants and lenders understand, anticipate and manage Brownfields issues. He also represents clients in environmental cost recovery actions and advises corporate clients on a variety of environmental due diligence, compliance and permitting issues.

In *Chambers USA*, Bill has been called "*unstoppable*," "*practical*" and "*a rock star*." He is praised for his "*vast substantive knowledge, creativity, excellent judgment and sophisticated and practical understanding of the area*." Bill is a Director with the firm and a member of the Firm's Executive Committee.

Accolades

- Lexology Index Thought Leader 2024
- The Lawdragon Green 500: Leaders in Environmental Law, 2023-2024
- *Chambers USA*, Environment, Massachusetts, 2018-2025 (Band 2)
- *Best Lawyers in America*® (2010-2019, 2022-2025): Environmental Law
- *Who's Who Legal*, Environment, 2022
- "America's Leading Business Lawyers," *Chambers USA* 2006-2018 (ranked "Band 1")
- Massachusetts Super Lawyers, 2004, 2006-2024
- New England Super Lawyers, 2018
- Practical Law Company Guide for Environmental Lawyers, 2011

Affiliations

- *Pro Bono* environmental work for a number of non-profit and affordable housing groups
- Newton Youth Sports - coached YMCA, NAA and Metro West Basketball, Little League Baseball and Newton Youth Soccer (BAYS travel and intramural)

Admissions

- Massachusetts

Education

- Georgetown University Law Center (J.D., 1990)
- University of Connecticut (B.A., *cum laude*, 1987)

Representative Matters

Environmental Insurance

Advising property owners, including BXP, Boston Children's Hospital, Fairfield Residential and Liberty Mutual, with respect to portfolio and single property environmental insurance policies (e.g., policy placement, endorsement language and claims).

Purchase and Redevelopment of Previously Contaminated Properties

Ongoing representation of numerous developers, including AvalonBay Communities, Inc., BXP, DivcoWest Real Estate Investments, Costco Wholesale Corporation, Fairfield Residential, Mill Creek Residential, Post Road Residential, and the NRP Group in connection with the purchase and redevelopment of previously contaminated properties, including a former pesticide manufacturing plant, oil terminal, a former car manufacturing plant, historic mills, landfills, a former camera manufacturing facility, and a former asphalt batching plant (e.g., consultant management, providing regulatory guidance, and developing strategies for achieving regulatory closure advice regarding purchase and sale agreements and environmental indemnification agreements, lender requirements and environmental insurance, negotiating environmental cost reimbursement agreements, and crafting environmental reports for lenders and investors).

Environmental Representation of Major Hospitals and Medical Centers

Representation of Boston Children's Hospital and Beth Israel Deaconess Medical Center in connection with various environmental issues, including environmental due diligence, environmental insurance placements and claims, drafting complex purchase and sale agreements and ground leases, environmental cost recovery claims, environmental risk management, air emissions and waste water discharge issues, asbestos management and pharmaceutical waste issues.

Advising Lenders in connection with Manufacturing Plants

Advising lenders in connection with environmental issues, including issues associated with a revolving credit facility secured by several large aluminum manufacturing plants.

Permitting

Representation of owners and operators in connection with air, water, wetlands and other permitting and regulatory compliance issues, including Conservation Commission hearings regarding wetlands damage related to concrete reuse and elevated pH.

Corporate Deals - Manufacturing Facilities

Representing corporate buyers, sellers and operators in connection with manufacturing facilities located in the United States, Canada and China, including environmental due diligence and "baseline" testing, permit transfers, contractual risk allocation, regulatory compliance associated with air emissions, wastewater discharges and hazardous materials storage and the implementation of Activity and Use Limitations and other deed restrictions.

Purchase of Parcels Associated with Superfund Sites

Representation of buyers in connection with the purchase of parcels associated with Superfund sites, including negotiations with MADEP, USEPA and the U.S. Department of Justice regarding Prospective Purchaser Agreements, government indemnities, and environmental deed restrictions (e.g., numerous parcels located within the Industri-Plex Superfund Site).

Representation of the Boston Redevelopment Authority

Representation of the Boston Redevelopment Authority in connection with the Boston Convention and Exhibition Center project, the former Modern Electroplating site, and the acquisition of a former waterfront oil terminal, including environmental due diligence, cost recovery negotiations/litigation, Massachusetts Contingency Plan ("MCP") regulatory guidance (e.g. securing "Special Project Status") and environmental risk management work.

Environmental Litigation and Cost Recovery

Representation of plaintiffs and defendants in environmental cost recovery actions, including the representation of Potentially Responsible Parties ("PRPs") in federal and state superfund cases and obtaining multi-million-dollar recoveries for plaintiffs under M.G.L. c. 21E (e.g., cases involving cyanide in soil and chlorinated solvents in groundwater).

Environmental Representation of Major Universities

Representation of Harvard University and the Massachusetts Institute of Technology in connection with various environmental issues, including the redevelopment of previously contaminated properties, environmental insurance placements and claims, green construction projects, and issues associated with contaminated building materials.

Property Management

National representation of property owners, including AvalonBay Communities, Inc., in connection with environmental issues arising in connection with property ownership/management, including

drinking water quality issues, PCB contaminated building materials, mold, asbestos, lead paint, and indoor air quality issues.