

Gregory S. Sampson

Partner

617 338 2438

gsampson@sullivanlaw.com



Greg is the leader of the firm's Permitting & Land Use and Energy, Infrastructure & Sustainability practice groups. He is a real estate, land use, and environmental attorney with more than 20 years of experience in commercial real estate transactions, including significant experience in the planning, design, permitting and development of contaminated properties and similarly challenging sites, as well as renewable energy and infrastructure projects. His practice covers all aspects of real estate development, including acquisitions/dispositions, entitlement, and financing, including construction loans, refinancing, workouts, and tax credit supported lending. As part of this work, he regularly represents clients throughout the permitting and public approval process at the federal, state, and local levels on issues related to zoning and land use, wetlands and waterways, environmental policy acts, sustainability and climate change.

Before practicing as an attorney, Greg worked for approximately 10 years as a Project Manager/Senior Environmental Planner for BSC Group, Inc. in Boston, where he managed multi-disciplinary land development and infrastructure improvement projects for private and public sector clients throughout New England. Greg is a LEED (Leadership in Energy and Environmental Design) Accredited Professional with Neighborhood Development specialty, and was formerly certified as a Professional Wetland Scientist by the Society of Wetland Scientists. He currently serves as Chair of the City of Melrose Planning Board, and has served on the board since 2016.

Education

- University of Notre Dame (B.S., *cum laude*)
- Suffolk University Law School (J.D., *cum laude*)

Bar & Court Admissions

- Massachusetts

Professional Qualifications

- NAIOP – The Commercial Real Estate Development Association, Massachusetts Chapter: Board of Directors, 2024-2026; Vice President – Government Affairs,

Capabilities

- Acquisitions & Dispositions
- Energy, Infrastructure & Sustainability
- Environmental Transactions
- Permitting & Land Use
- Real Estate
- Real Estate Industry
- Real Estate Finance

2017-2019; Member, Government Affairs Advisory Council, 2013– present; Co-chair of Energy, Infrastructure & Economic Development Committee, 2011–2014; National Association: Board of Directors, 2024-2026; Member, Environment and Infrastructure Committee, 2016–2020

- Environmental Business Council of New England, Inc.: Board of Directors, 2017-2021
- City of Melrose Planning Board: Member, 2016-present; Chair, 2021-present
- Green Building Certification Institute/U.S. Green Building Council: LEED® Accredited Professional Neighborhood Development, 2011–present

Awards & Honors

- "Go To Lawyer," Environmental/Energy, *Massachusetts Lawyers Weekly* (2023)
- *Best Lawyers in America*® (2020-2026)
- *Boston Magazine* Top Lawyers, Land Use/Environmental (2024-2025)
- Government Affairs Champion Award, NAIOP Massachusetts – The Commercial Real Estate Development Association (2022)
- Recommended by *The Legal 500 US*, Real Estate (2020, 2024-2026)
- Super Lawyers Honoree, *Massachusetts Super Lawyers* magazine (Thomson Reuters) Top Rated Land Use & Zoning Attorney in Boston, MA (2013-2014, 2018-2019)
- *Chambers USA*, Recognized Practitioner in Real Estate (Massachusetts) (2024-2026)

Speaking Engagements

- "How to Build MBTA Communities," Boston Bar Association, January 12, 2023
- Moderator, "MEPA Environmental Justice Regulations: A First Look with MEPA Director Tori Kim," NAIOP Massachusetts, January 26, 2022
- "The Race for Space: Accommodating Demand For ECommerce & Life Science Users," Transforming Boston Industrial: How the Best Can Get Even Better, BISNOW Digital Summit, June 2021
- Moderator, "Housing Choice: A New Tool for Housing Production," NAIOP Massachusetts, March 2021