

**FROM THE EDITOR-** Over the last 12 months, we have added new capabilities to our real estate practice which enhance our ability to provide a full menu of real estate services to current clients and others seeking these services. This issue highlights the breadth of our capabilities, from such emerging practice areas as green energy and environmental design to our well-established practices in commercial and residential real estate. You can expect to receive informative articles from our attorneys practicing in all of these areas in upcoming issues of *Groundbreaking News*.

## Our broad range of real estate services

- **NEW Financial Restructuring-** Based upon the premise that economic fluctuations are inevitable but disaster isn't, we recently reestablished our financial restructuring team to advise clients on how to address problems – and opportunities – presented by the current economic downturn. Our team includes litigation, finance, real estate, bankruptcy, tax and security attorneys whose experience comes into play in meeting the specific needs of individual clients and cases. Services provided by this team include bankruptcy, eviction, foreclosure, loan restructuring, loan refinancing, conveyancing and closing services.
- **NEW Green Energy and Environmental Design-** This group serves clients in the growing and evolving areas of sustainability, green building, alternative energy, distributed generation, green supply chain, responsible property investing, renewable energy credits and trading, carbon trading, climate change, greenhouse gas initiatives and project finance. Attorneys in this group bring an interdisciplinary focus to energy developers, property managers, real estate developers, landlords, tenants, retailers, manufacturers, governmental agencies, investors, venture capitalists and lenders. They are equipped to deal with regulatory proceedings, project development, permitting, obtaining and closing financial initiatives, power purchase agreements, emission trading, siting and land use, environmental law, real estate, taxation, business and litigation. Visit the Green Energy and Development Law Blog ([www.greenenergyanddevelopmentlaw.com](http://www.greenenergyanddevelopmentlaw.com)) authored by Brad N. Mondschein, chair of our Green Energy and Environmental Design Section.
- **Commercial Real Estate-** Pullman & Comley has provided a broad range of traditional real estate services to Connecticut commercial properties since its inception in 1919. From real estate purchase and sale transactions to mortgage financing and leasing transactions, we represent investors, developers, owners, lenders, municipalities, common interest communities including condominiums and planned communities, utilities, non-profit institutions, landlords, tenants and other parties and entities in dealing with all forms of real estate interests.
- **Energy and Utility-** Through our energy and utility practice, we assist clients in responding to the opportunities and requirements of energy and utility markets throughout the country. Our areas of concentration include transactional and regulatory matters in electricity and natural gas markets, emerging alternative energy and biofuels, water utilities and telecommunications companies. Our attorneys deal with every aspect of energy and utility practice including regulatory proceedings, setting of utility rates, siting and land use, interconnection, environmental law, real estate, taxation, business, project and operational financing and litigation.
- **Environmental Law-** The breadth of our environmental law practice includes inland wetlands, toxic tort, Connecticut Transfer Act compliance and negotiation, underground oil tank, asbestos and lead contamination issues, brownfield transactions and strategic planning, financing aspects of environmentally challenged property, acquisition, sales and financing. Firm lawyers have represented clients in state and federal courts in Superfund litigation as well as in disputes involving remediation responsibilities and costs for heavily contaminated sites.
- **Land Use-** Our land use attorneys help clients obtain permits and approvals primarily from municipal land use commissions including local planning and zoning commissions, zoning boards of appeals and inland wetlands commissions. We have experience with historic district commissions, coastal management boards and certain state boards including the Department of Environmental Protection and Department of Transportation as well as the Army Corps of Engineers and the U.S. Department of Environmental Protection. Projects range from residential subdivisions and planned communities to commercial site development for retail, office or manufacturing/warehousing uses, and properties reserved by easement or

deed for open space or other conservation purposes. The firm represents clients in administrative, licensing and permitting forums as well as in all related appeals through the Connecticut courts.

•**Property Valuation/Tax Appeals and Eminent Domain-** Our attorneys handle matters involving the assessment of real estate and large items of personal property such as power plants and factory machinery for *ad valorem* municipal tax purposes. They appear before local boards of tax assessment and appeals from local boards to the Superior Court, Connecticut Appellate Court and Supreme Court of Connecticut, primarily regarding commercial property assessments. Clients are real estate developers, investors, owners, financial institutions, major corporations and utilities that own real estate. In the area of eminent domain, we have represented both condemnees and condemnors in major federal, state and local cases.

•**Residential Real Estate Services-** Real estate transactions, whether purchasing or selling a home or refinancing a mortgage, are no longer simple or routine matters. As the real estate industry adjusts many of its practices – including lending – in response to the current economic climate, experienced real estate counsel is paramount. Our attorneys have the ability to advise clients both on commonly experienced, expected issues as well as on unexpected, unique problems which may arise during the course of a home purchase or sale, including problems from underground fuel oil tanks, encroachments and easement issues, delayed closings, early occupancy agreements and “good funds” requirements.

**Editor’s Note-** We intend to migrate *Groundbreaking News* to an email format. If you wish to continue receiving *Groundbreaking News* and other informational materials from our firm, please send your contact information and email address to [contact@pullcom.com](mailto:contact@pullcom.com). Thank you.

For further information about our real estate practice, please contact *Groundbreaking News* editor James P. White Jr. at 203-330-2132 or [jwhite@pullcom.com](mailto:jwhite@pullcom.com) or our Real Estate Department Chair Michael G. Proctor at 203-330-2145 or [mproctor@pullcom.com](mailto:mproctor@pullcom.com).

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