

ASSOCIATE

# Joseph R. Duquette

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## OVERVIEW

Joseph Duquette is a land use and real estate lawyer focusing on complex commercial real estate matters primarily involving permitting and environmental compliance. He works with clients in all facets of real estate, and has successfully permitted a wide variety of projects involving high-density multifamily, public utility infrastructure, higher education, and renewable energy, as well as large-scale industrial and life science developments. Joe's experience also includes representing breweries, wineries, distilleries, restaurants, and retailers in all stages of licensing and regulatory compliance.

Joe has represented local boards in enforcement actions involving violations of the state sanitary code, building code, and general and zoning bylaws/ordinances. He is experienced in reviewing, revising, and negotiating a wide variety of contracts including host community agreements, inter-municipal agreements, and SAAS agreements. His prior practice also included advising and assisting municipal officials in responding to public records requests, open meeting law requirements, and procurement.

## Before Bowditch

Prior to joining the firm, Joe's practice focused on public sector law. He has also served as a mediator at the Attorney General's Office and an intern at the City of Boston Law Department.

## Besides work

Being born and raised in Massachusetts, Joe is an avid Boston sports fan and enjoys traveling, playing golf, and craft beer.

## EXPERIENCE

- Successfully permitted many matters including a car condominium in Southborough, a 160' monopole to provide much needed telecommunication services in Jamestown, RI, and mixed-use redevelopments for educational institutions in Worcester, MA
- Permitting a multi-phase multifamily affordable housing development in Worcester consisting of 15 new multifamily buildings and over 500 new dwelling units all at or below 80% Area Median Income (AMI)
- Assisted client with multi-faceted approach to handling environmental response actions and selling subject property
- Navigated liquor licensing scheme through connections with the Alcoholic Beverages Control Commission (ABCC) to devise creative strategy to obtaining new liquor licensing while allowing the brewery to continue its operations

- Obtained a partial real estate tax exemption for a client for its religious house of worship use
- Revised short-form master subcontractor agreements to ensure appropriate risk allocation amongst insured parties
- Drafted triple net lease agreement for warehouse building to be used as an automotive shop for a term of 25 years
- Advised city and town boards regarding compliance with the public records law and the Open Meeting Law

## AFFILIATIONS

- Member, Developing Leaders Committee, NAIOP
- Member, Board of Advisors, Playworks New England
- Senior Associates Executive Steering Committee & Member, Boston Bar Association
- Member, Massachusetts Bar Association

## PREVIOUS

- 2023-2024 Leadership Academy, Massachusetts Bar Association

## HONORS

- Boston's Future Leaders Program, Greater Boston Chamber of Commerce (2025)
- *Best Lawyers in America: Ones to Watch*, Land Use and Zoning Law (2024-2026) and Real Estate Law (2024-20256)
- *Super Lawyers* Rising Stars list, 2024

## ARTICLES & TALKS

### ARTICLES

- "EOHLC Files Emergency Regulations to Implement the MBTA Communities Law," Bowditch, 2025
- "Supreme Judicial Court Upholds MBTA Communities Act; Invalidates Noncompliant Guidelines," Bowditch, 2025

### TALKS

- "SJC Weighs in on MBTA Zoning Law: What Municipalities Need to Do," *Massachusetts Lawyers Weekly*, 2025
- *What's Zoning? A Primer on What it is, and Why it Matters to Everyone*, Boston Bar Association, 2025
- *Demystifying Brewery Regulations: Expert Insights from the MBG's Most FAQs*, Mass Brewers Guild Technical Brewing & Business Conference, 2024

## BAR ADMISSIONS

- Massachusetts

## EDUCATION

- J.D., Boston University School of Law
- B.S., *summa cum laude*, Northeastern University