

MICHAEL L. MINEAU

Partner

mmineau@psh.com | 401-861-8296



Michael is a Partner in the firm and Chair of the firm's Land Use Practice Group, where he focuses primarily on commercial real estate development, land use and permitting, real estate litigation, and land use litigation.

Michael regularly represents clients in Rhode Island and Massachusetts in permitting land development projects, seeking variances and special use permits / special permits, petitioning for zone changes and ordinance amendments, subdivisions, due diligence and zoning analysis, navigating and litigating complex land use and property rights issues, negotiating and litigating easement disputes and adverse possession claims, condominium issues, boundary disputes, environmental issues, and representing clients before various state and local permitting and regulatory authorities. Throughout his years of practice, Michael has represented some of the largest area developers, successfully permitting a wide variety of projects, including mixed-use, retail, commercial, industrial, renewable energy facilities, and multi-unit residential projects. Michael's practical approach and results-oriented style, coupled with his even-keeled demeanor, make him the perfect partner for your next real estate transaction. Additionally, Michael has significant experience in niche areas including self-storage facilities, solar developments, cannabis facilities, and short-term rentals. Michael has been at the forefront of short-term rental law, regularly representing STR owners in defending enforcement actions by municipalities, seeking approvals and entitlements, and aggressively litigating to protect property owners' rights.

In his litigation practice, Michael focuses almost exclusively on real estate-related litigation, including, but not limited to, boundary and title disputes, adverse possession and prescriptive easement cases, breach of contract suits, specific performance claims, requests for declaratory and injunctive relief, condemnation and takings cases, land use litigation, zoning appeals, riparian rights, and tax appeals. Michael has extensive litigation and first-chair trial experience (jury and non-jury) and has represented clients in appeals to the Rhode Island Supreme Court. Michael's trial experience has included trials in the Rhode Island Superior Court and Massachusetts Land Court.

Michael has been a regular speaker and panelist at local and national seminars and conferences on a wide range of land use topics, as well as an author of numerous articles on land use issues and real estate law. In addition to his legal practice, Michael serves as a member on a number of boards and committees, including the Roger Williams University Real Estate Advisory Board, the Portsmouth Economic Development Committee, the Aquidneck Island Planning Commission, and Portsmouth Little League.

Michael is admitted to practice law in both Rhode Island and Massachusetts state courts and in the U.S. District Court for the District of Rhode Island.

Practice Areas

Corporate & Business | Litigation & Disputes | Real Estate |

Education

Roger Williams University School of Law, J.D.

Miami University, Oxford, OH, B.A., Political Science

psh.com/team/mmineau/

Bar Memberships

Rhode Island

Massachusetts

U.S. District Court, District of Rhode Island