

Advising on Frequently Encountered Abutter Issues

Learn about frequent issues pitting neighbors against each other and solutions for dealing with and avoiding these disputes

Good fences make good neighbors! Neighborly disputes over property are nothing new. Particularly in New England, many property boundaries were drawn centuries ago and are not clearly marked or shown on the land, surveys, or plot plans—leading to many disputes over who actually owns what and who has rights to use what. Neighbors frequently fight over easements, boundary lines, construction, driveways, rights of ways, and development rights and impacts. These disputes can be expensive, lengthy, and litigious—significantly affecting people’s enjoyment of their property and their daily lives.

Experienced faculty discuss common abutter disputes, and how to identify them, address them, and prevent them. Faculty also examine effective strategies for handling these disputes if they reach litigation.

Agenda

- **Private Rights of Way**
 - Determining your rights and your neighbors’ rights in private ways and paper streets that abut your property
 - Types of interests in private ways
 - Extinguishment of private ways
 - Litigation concerning rights in private ways
- **Zoning Disputes**
 - Appeals under G.L. c. 40A, § 17
 - Recent trends in standing case law
 - Recent amendments to the bond provisions under G.L. c. 40A, § 17
 - Best practices in working with neighbors and the broader community when proposing a new development
- **Establishing Easement Use**
 - Who defines an easement’s “purpose”?
 - Issues with determining an easement’s intended use
 - Best ways to avoid disputes regarding easement usage
 - Dealing with maintenance and other costs associated with easement upkeep, including use of associations
 - Easements and trespass claims

Faculty

Danielle Andrews Long, Esq., *Robinson+Cole LLP, Boston*, Chair
 Kate Moran Carter, Esq., *Dain, Torpy, Le Ray, Wiest & Garner, PC, Boston*
 Corey Sullivan Martin, Esq., *Mirrione, Shaughnessy & Uitti LLC, Quincy*

Dates & Location

Register at www.mcle.org

LIVE WEBCAST

Friday, May 12, 2023
 9:30 am–10:30 am
 Program Number: 2230135WBC

REBROADCAST

Tuesday, May 30, 2023
 3:00 pm–4:00 pm
 Program Number: 2230135RBC

REBROADCAST

Wednesday, June 7, 2023
 12:00 noon–1:00 pm
 Program Number: 2230135RB1

ON DEMAND WEBCAST

View after Wednesday, June 7, 2023
 Program Number: 2230135WBA

Tuition *(includes written materials)*

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- \$130.50 MCLE Sponsor Members
- \$72.50 New Lawyers admitted to law practice within 5 years, Pending Admittees, Law Students, and Paralegals
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Materials

The materials for this program are available online only and can be downloaded via the link emailed to you upon registration.

Also, there is no need to take extensive notes. Two weeks after the live webcast, all registrants receive a link to a verbatim transcript and audio and videorecordings of this program.

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