



Stephen F. Madaus

Partner

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Overview

Raised in a family with five attorneys, it was only natural that Stephen also developed a passion for the law. His background as an Assistant City Solicitor for the City of Worcester put his career on the trajectory of public and municipal law.

Stephen's attention to client matters is backed by decades of experience. Clients turn to Stephen for his practical, strategic advice and cost-effective solutions. He provides counsel to clients in various areas of municipal law, including public bidding and procurement, the designer selection law, public construction, contracts, zoning, subdivision control law, eminent domain, the creation or discontinuance of public ways and the state's conflict of interest law.

He represents both public and private owners in preparing, reviewing, and amending agreements for architect's services, engineering services and contracts for permitting and constructing medium-size and large-scale projects. He also represents companies in applying for and obtaining Tax Increment Financing Agreements.

Well-known and respected throughout the community, Stephen serves as town counsel, special town counsel or deputy town counsel for four towns, two water districts and two school departments. He also regularly appears on behalf of clients before local planning boards, zoning boards of appeals and conservation commissions.

Kim Keating

Legal Support Specialist

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Education

Suffolk University Law School
JD, *cum laude*

Worcester Polytechnic Institute
BS

Bar Admissions

Massachusetts

Related Services

Public and Municipal Law

Real Estate and Environmental
Law

Related Industries

Construction

Government & Municipalities

Experience

- Regularly reviews and revises contracts for design and architectural services and for construction on behalf of owners and developers
- Represents a national bank in negotiating, preparing, and reviewing agreements for design services and contracts for construction for various branches throughout the northeast
- Represented a large healthcare institution in obtaining Site Plan Approval for the conversion and expansion of a former, 4-story nursing home into a 77-bed acute care hospital building in Worcester
- Represented a hotel in obtaining Site Plan Approval for a 122-room, 4-story hotel in Worcester
- Represented an international distributor in the permitting of a distribution facility and an End of Line delivery facility in Worcester
- Represented a developer for the permitting of a large distribution warehouse in Worcester
- Represented a property owner in securing all permits and approvals for the development of a residential development to consist of 5 apartment buildings, for a total of 448 dwelling units, with parking and amenities in Worcester
- Represented a local bank in obtaining Site Plan Approval from the Planning Board for the conversion of an existing building to a new bank branch in Worcester
- Represented an owner/developer in obtaining a Special Permit and Site Plan Approval from the Planning Board for the development of a parking garage in Worcester
- Represented national bank in obtaining approvals from the Zoning Board of Appeals to allow for installation of signage package for a new bank in Worcester
- Represented local car dealership in obtaining zoning approvals for an auto repair facility in Worcester, including a Special Permit from the Zoning Board of Appeals to alter the parking and loading requirements for the Worcester Zoning Ordinance
- Represented owner of property in obtaining an amendment to the Worcester Zoning Ordinance to allow for new construction of mixed-

use development in Worcester by Special Permit

- Represented a municipality and two Massachusetts public charter schools relative to significant school construction projects
- Represented a Board of Sewer Commissioners in negotiating and entering an inter-municipal agreement to provide a major development in an adjacent community
- Represented a local college in obtaining zoning approvals and permits for the construction of a new residence hall and parking garage

Affiliations

- Massachusetts Municipal Lawyers Association
- American Bar Association
- Massachusetts Bar Association
- Worcester County Bar Association, former co-chair, Municipal Law Section
- Worcester State University, former member and Chair, Board of Trustees

Articles & Speaking Engagements

- ["Remote Public Meetings Extended Through June 2027,"](#) Mirick Client Alert, March 31, 2025
- ["SJC Upholds MBTA Communities Act Mandating Multifamily Zoning,"](#) Mirick O'Connell Client Alert, January 8, 2025
- ["Remote Public Meetings Extended Through March 31, 2025,"](#) Mirick O'Connell Client Alert, March 31, 2023
- ["Remote Public Meetings Extended Through March 31, 2023,"](#) Mirick O'Connell Client Alert, July 19, 2022
- ["New Gatherings and Capacity Restrictions Effective December 26; SJC Upholds Governor's Authority to Issue COVID-19 Orders,"](#) Mirick O'Connell Client Alert, December 23, 2020
- Quoted in "Amazon Revealed As Proposed Tenant for Greendale Mall Redevelopment Project," *Telegram & Gazette*, December 10, 2020

- Quoted in “Worcester School Bus Hub and Conservation Land are Part of Plans for Former Allegro Property,” *Telegram & Gazette*, December 10, 2020
- [“Municipal Permitting Timelines Resume on December 1,”](#) Mirick O’Connell Client Alert, November 20, 2020
- [“Governor Updates Restrictions on Gathering, Masks, and Business Hours,”](#) Mirick O’Connell Client Alert, November 4, 2020
- [“Governor Updates Restrictions on Gatherings and Restaurants,”](#) Mirick O’Connell Client Alert, August 11, 2020
- [“Quorum at Town Meeting may be Reduced During State of Emergency,”](#) Mirick O’Connell Client Alert, June 9 2020
- [“Municipalities May Allow Outdoor Dining for Restaurants During COVID-19 Re-Opening,”](#) Mirick O’Connell Clerk Alert, June 2, 2020
- [“New Municipal Relief Bill Extends Town Budget Season, Tolls Land Use Permitting Deadline, and Authorizes Take-Out Beer and Wine Sales,”](#) Mirick O’Connell Client Alert, April 3, 2020
- [“COVID-19 Legislation: Election Postponement Bill Enacted, and Governor Files Bill on Municipal Permitting and Tax Deadlines,”](#) Mirick O’Connell Client Alert, March 24, 2020