

CYNTHIA L. AMARA

SUMMARY OF QUALIFICATIONS

More than twenty-five years of in-depth experiences in all aspects of effective legal representation and counseling to a diverse client base. Positive attitude, relentless work ethic, creative and analytical. Key competencies include high skill levels in:

Problem Solving	Communications	Negotiations\Mediation
Leadership	Advocacy	Teaching\Mentoring
Strategic Planning	Project Management	Consensus building

LEGAL EXPERIENCE

Murphy, Hesse, Toomey & Lehane, LLC <i>Associate</i>	Quincy, Massachusetts	2017-present
Represent governmental clients in all aspects of municipal and government law and litigation with a focus on land use, procurement, project management, governance, licensing, budgetary and affordable housing matters; prepare complex legal opinions, contracts, bylaws/ordinances, leases, warrant articles, development agreements and litigation documents.		
Gelman and Cabral, LLC <i>Associate</i>	Norwood, Massachusetts	2007- 2016
Represent municipal, corporate and individual clients in land use, real estate, environmental, employment, regulatory, procurement, project management, licensing, budgetary, public records, open meeting, litigation and commercial matters; negotiate/draft complex development agreements, contracts, legal opinions, bylaws, leases, manuals, warrant articles, corporate and litigation documents.		
Town of Dover <i>Director of Planning</i>	Dover, Massachusetts	2003- 2007
Revise and implement Master Plan, prepare affordable housing plan, draft by-laws, opinions, review subdivision plans, advise Planning Board on various land use, open space, zoning, compliance and policy issues.		
Lawson & Weitzen, LLP <i>Environmental Attorney</i>	Boston, Massachusetts	2003- 2005
Litigate complex environmental and land use cases at trial and appellate levels.		
New England Legal Foundation <i>Senior Staff Attorney</i>	Boston, Massachusetts	1995 - 2003
Litigate constitutional, employment, labor, discrimination, taxation, environmental, property and administrative law cases in state and federal court at trial and appellate levels; prepare policy analyses for use in drafting legislation and regulations.		
Algonquin Gas Transmission Company <i>In-House Counsel</i>	Boston, Massachusetts	1992 - 1995
Responsible for corporate compliance with environmental, OSHA, land use, zoning, copyright, anti-trust and DOT laws, contract drafting, negotiation, permitting and supervision of outside counsel and litigation affecting the construction, maintenance and operation of a natural gas pipeline throughout New England. Prepare and implement internal corporate compliance policies.		
Department of the Attorney General <i>Assistant Attorney General - Environmental Protection Division</i>	Boston, Massachusetts	1990 - 1992
Represented the Commonwealth in civil environmental matters, including state and federal Superfund, natural resource damages, federal facilities and bankruptcy litigation.		
McGregor, Shea & Doliner <i>Associate</i>	Boston, Massachusetts	1986 - 1990
Represented municipal, corporate and individual clients in various judicial, administrative and local forums focusing on environmental, land use, real estate development, permitting and enforcement issues, including hazardous waste, wetlands, zoning, public records, open meeting, water use and protection, pollution control, resource management and corporate compliance.		
Boston College Legal Assistance Programs	Boston, Massachusetts	1981 - 1982

EDUCATION

Boston College Law School, Newton, Massachusetts
Juris Doctor, cum laude

Boston College, Chestnut Hill, Massachusetts
A.B. Psychology, Political Science, magna cum laude

PROFESSIONAL ACTIVITIES

Volunteer Attorney A.C.E.
Volunteer Summary Process Mediator, Quincy District Court, Mediation Works, Inc.
Volunteer Divorce Mediator, Community Dispute Settlement Center, Inc.
Advanced Mediation Training: Summary Process, Divorce, CHINS
The Docket, Editor
Massachusetts Environmental Justice Network, Volunteer Attorney
Small Business Administration, "Hazardous Waste Issues Facing Lenders and Businesses," 1991, Speaker
Massachusetts Academy of Trial Attorneys, "Landlord and Tenant Liability for Hazardous Waste," 1990, Speaker
Cape Cod Preservation Society, "Municipal Environmental and Land Use Regulation," 1990, Speaker
M.C.L.E., Administrative Penalties," 1989, Speaker
R.E.I. First Annual Northeast Regional Conference on Hazardous Waste and Real Estate, "Whether Property Containing Hazardous Waste Can Be Bought or Sold," Author and Speaker
Boston University, Metropolitan College, "Environmental Law and Litigation," Fall 1989 - 1992, lecturer

SELECTED ACHIEVEMENTS

PROJECT MANAGEMENT

Spearheaded the institution of multi-state corporate environmental compliance program, including preparation of a company manual and provision of environmental training for all level employees, from field workers to vice presidents involved in the construction, operation and maintenance of a multi-state pipeline transmission company.

Successfully worked with all company disciplines, including construction, operations, engineering and executive, to implement sound, uniform policies and procedures, fostering regulatory compliance and increasing awareness.

STRATEGIC PLANNING

Organized numerous citizen groups and corporations to conduct effective legal, political and technical campaigns to address a wide range of land use, environmental, health and policy concerns regarding local development proposals including commercial complexes, residential subdivisions, refuse stations, wastewater treatment facilities, country clubs and ski resorts.

NEGOTIATIONS

Successfully negotiated and drafted large development agreement on behalf of a municipality, permanently protecting more than 300 acres of land for conservation, obtaining water system improvements, affordable housing and other mitigation.

Prepared for trial and settled numerous, complex, environmental and land use cases, including successfully negotiating an approximate \$900,000 settlement of a pollution matter on behalf of the Commonwealth of Massachusetts.

Drafted and negotiated complex employment, environmental, engineering, construction and consultant contracts. Streamlined and unified corporate and municipal contract processes.

COMMUNICATIONS\ADVOCACY

Presented hundreds of written and oral proposals and arguments to municipal, state and federal agencies and tribunals on a broad spectrum of land use, zoning, environmental, employment, procurement, regulatory and development issues.

Selected to Boston College Law School National Moot Court Team because of written and oral advocacy skills.

TEACHING\MENTORING

Co-Developed and taught the first environmental law course offered as part of Boston University's Paralegal Certificate Program.

Supervised law students, interns and outside counsel.

Junior Achievement Volunteer at a junior high school. Prepared lessons aimed at teaching students about business concepts, teamwork, and money matters.

Responsible for running second year law student moot court program, coached second year students.

