

# Raymond A. Pelletier

Senior Counsel

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Ray's experience as in-house counsel to a major supermarket chain gave him the perspective shared by many of his clients, allowing him to offer the practical guidance that clients look for in making business decisions. As a member of the firm's Real Estate Group, Ray focuses his practice on all aspects of commercial development, including site acquisition and leasing, governmental licensing and permitting, construction, and financing.

Ray has worked on transactions involving marine terminal facilities, vessel financing, and other marine-related matters. His work has also included the acquisition and development of supermarket, shopping center, medical, housing, and other projects, as well as divestiture, site acquisition, and development work for electrical utility and telecommunications clients. Ray has provided real estate and zoning advice in the build-out and reconfiguration of hundreds of telecommunications sites in every part of Maine, including the development of towers, and of rooftop and stealth installations.

## Timberlands

Ray has represented clients in the timber and forest products industry in a wide variety of matters including purchases and sales involving hundreds of thousands of acres, complex partitions and land trades, agreements relating to the exploration and extraction of mineral rights, and the negotiation of management, harvesting, wood supply, and other operational contracts.

## Education

- Boston College Law School (J.D., *summa cum laude*)
  - Order of the Coif
  - Editor, Boston College Law Review
- Georgetown University (B.S., *magna cum laude*)

## Public Service

- Vice Chair, The Greater Portland—Russian Sister City Committee (1997-

## Services/Industries

- Real Estate
- Telecommunications

present)

- Commander, U.S. Coast Guard (Ret.)

## Bar Admissions

- Massachusetts
- Maine

## Honors

- AV Rated by Martindale-Hubbell
- Recognized in *Chambers USA: America's Leading Lawyers for Business* under Real Estate: Timberlands/Conservation
- Listed in *The Best Lawyers in America*® under Real Estate Law
- Selected by peers for inclusion in *New England Super Lawyers*® under Real Estate: Business, Land Use/Zoning and International

To learn more about third-party ratings and rankings, and the selection processes used for inclusion, [click here](#).

## Court and Other Admissions

- U.S. District Court for the District of Maine

## Experience

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### Huber Timber LLC

We represented Huber Timber in partition and exchange of fractional interests involving approximately two dozen townships, negotiation of complex partition and exchange agreement, declaration of crossing rights and transfer documentation affecting over 250,000 acres of timberland in Maine.

### J.M. Huber Corporation: Timberland Transactions

We represented our client's timberland division in purchase and sale transactions involving approximately 200,000 acres of timberlands. We negotiated agreements and syndication documentation for acquisition of Maine township; negotiated agreements for sales of large tracts of timberlands.

### Major Wireless Telecommunications Company: Integration of Acquired Competitor

We represented a major wireless telecommunications company in a reconfiguration of telecommunications infrastructure to allow the integration of recently acquired competitor. We provided leasing, title, environmental and zoning work relating to reconfiguration on expedited basis of approximately 160 telecommunications sites in connection with acquisition of competitor.

### Major Wireless Telecommunications Company: Network Build-Outs

We represented a major wireless telecommunications company in network build-outs in Maine. We provided leasing, title, zoning and environmental work associated with acquisition, permitting and build out of 200+ telecommunications sites.

#### **Water: Secure Land for a New Water Tank**

For roughly one year, Verrill worked with longtime client Gardiner Water District, and its engineering firm Wright-Pierce, to secure land to allow the Water District to construct a one million gallon water tank in Farmingdale. The tank, which will help improve water pressure and the future integration of the Gardiner and Hallowell Water Districts, will be located on the former Kennebec Heights Country Club, which property was purchased by Central Maine Power as part of its Maine Power Reliability Program transmission project. The Verrill team helped the District negotiate with Central Maine Power to acquire the land and finalize the terms of the acquisition. The team also helped the District work with the Maine Drinking Water Program, which is financing a portion of the project using State Revolving Loan Funds. On May 5th, the Drinking Water Program hosted a celebration of project, which represented the 200 millionth dollar of funds disbursed through the SRF program. Verrill helped with the planning of the event, which was [chronicled by the Kennebec Journal](#). The final closing took place approximately two months later.

## **Publications & Podcasts**

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November 1, 2016

**What Are the Hidden Risks with Tenant Funded Leasehold Improvements**