

## ATTORNEY BIOGRAPHY



### Stephen F. Madaus

Partner

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**Worcester Office:** 100 Front Street | Worcester | MA | 01608-1477

### Legal Administrative Assistant

Kim E. Keating

Tel: 508.860.1591 | Email: kkeating@miricklaw.com

### Practice Groups and Specialty Areas

Real Estate and Environmental Law  
Real Estate and Environmental Litigation  
Public and Municipal Law  
Public Contracting and Procurement  
Municipal Law  
Construction Law  
Education

Stephen provides advice and 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 owners, both public and private, in preparing, reviewing and amending agreements for architect's services, engineering services and contracts for construction of medium-size and large-scale projects. He also appears regularly on behalf of clients before local planning boards, zoning boards of appeals and conservation commissions. He represents companies in applying for and obtaining Tax Increment Financing Agreements. Stephen serves as co-chair of the Worcester County Bar Association's Municipal Law Section.

### Representative Matters

- Serves as town counsel, special town counsel or deputy town counsel for four towns, two water districts and two school departments
- Reviews and revises contracts for design and architectural services and for construction on behalf of owners and developers
- Represented two Massachusetts public charter schools relative to significant school construction projects
- Represents a national bank in negotiating, preparing and reviewing agreements for design services and contracts for construction for various branches throughout the northeast
- Represents local colleges and universities in preparing and reviewing agreements for design services, contracts for construction of facilities, and obtaining zoning approvals and permits for same

### Publications/Presentations

- [“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

### Education

JD, *cum laude*, Suffolk University Law School

BS, Worcester Polytechnic Institute

### Bar and Court Admissions

Massachusetts

### Professional/Community Affiliations

Massachusetts Municipal Lawyers Association

American Bar Association

Massachusetts Bar Association

Worcester County Bar Association, co-chair, Municipal Law Section

Worcester State University, former Board of Trustees

Bay State Savings Bank, Corporator

## ATTORNEY BIOGRAPHY – STEPHEN F. MADAUS

### Publications/Presentations (continued)

- 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
- “[Governor Files Bill to Help Delay Town Meeting Season During COVID-19 Emergency](#),” Mirick O’Connell Client Alert, March 17, 2020
- “Public Construction Law and the Recent Reforms Thereto,” Fire Chiefs' Association of Massachusetts Annual Meeting (2006)
- “How to Avoid Litigation,” Citizen Planner Training Collaborative Conference, a training collaborative for local planning boards supported by the UMass Extension School and the Massachusetts Department of Housing and Community Development (panelist) (2005)