



Jeanine L.G. Grachuk

Principal

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Jeanine is a top-rated Massachusetts environmental lawyer with extensive experience in air, water, and waste issues arising within a variety of industrial sectors.

Solving puzzles is what Jeanine enjoys most about environmental law. She likes taking a complicated set of facts hidden in environmental reports and unpacking the information until the key legal issues are revealed.

When providing advice to clients, Jeanine listens for what they need—whether it’s a quick and actionable answer, a trusted counselor, or a gut check—in addition to their legal questions. She also approaches the practice of law as a marathon, not a sprint, since experience has taught her that a fresh challenge always awaits unseen over the horizon.

Trusted Counselor

Jeanine’s practice focuses on contaminated sites, environmental compliance counseling, environmental permitting of energy and brownfields redevelopment projects, managing environmental risk in complex transactions, and environmental issues arising in bankruptcy. She advises, counsels, and defends clients in industries including power generation, chemical production, and solid waste disposal, among others. She loves projects involving contaminated properties, especially ones with complicated plumes, emerging contaminants, or boxes of reports to read.

Jeanine’s career highlights include advising a manufacturing client on several legal issues associated with a release of PFAS including cost recovery from third parties, permitting, and assessment and remediation under state law. In addition, she worked with a client to develop a path to closure under Massachusetts cleanup law for a historic release of trichloroethylene (TCE) at a former manufacturing site redeveloped for residential use. She also negotiated with the Massachusetts Attorney General the first-ever amendment of a Covenant Not to Sue to include a parcel of land being acquired by a client.

Jeanine clerked at the Connecticut Supreme Court for former Chief Justice Ellen A. Peters and has lectured on Massachusetts cleanup law and environmental risk insurance.

From July 2014 to June 2020, Jeanine was a member of the Board of Directors of the LSP Association, an organization dedicated to professionals who investigate and remediate contaminated properties in Massachusetts. She is the first lawyer to serve on its board.

Education

- Wesleyan University (B.A., 1991)
 - Environmental Science and Science in Society
- Harvard University (J.D., *cum laude*, 1995)

Bar Admissions

- District of Columbia
- Massachusetts

Court Admissions

- U.S. Court of Appeals - First Circuit
- U.S. District Court - Massachusetts

Professional Affiliations

- American Bar Association
- Boston Bar Association
- Massachusetts Bar Association
- LSP Association, Associate Member
- CREW Boston

Community Involvement

As part of her commitment to giving back to the community, Jeanine occasionally advises non-profit conservation land trusts and other non-profit organizations regarding site contamination issues.

Honors & Awards

- *Chambers and Partners – USA*, ranked Band 3 in Environmental Law (2012-2021)
- *Super Lawyers, part of Thomson Reuters*, Massachusetts Super Lawyer (2012-2020)
- *The Legal 500*, recognition in Environmental Litigation (2020, 2021)

Representative Matters

Compliance Counseling

Jeanine's compliance counseling experience includes:

- Advising on air permitting issues related to releases of PFAS.

- Counseling on compliance with requirements of Clean Air Act, Title V operating permits at industrial facilities, including deviation reporting and compliance certification requirements and potentially related enforcement.
- Advising on stormwater issues related to release of PFAS.
- Counseling on hazardous waste issues, including hazardous waste generation determinations, short-term changes in generator status, hazardous waste management requirements, and reporting obligations.
- Counseling on environmental issues associated with contaminated properties in the context of Chapter 11 bankruptcy.
- Counseling on permit transfer and modification requirements for various industrial clients to address mergers, acquisitions, and corporate restructurings including hazardous waste permits, Title V permits, and National Pollutant Discharge Elimination System (NPDES) permits.
- Advising on whether, when, and how to report releases of oil, hazardous substances, or extremely hazardous substances under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Emergency Planning and Community Right-to-Know Act (EPCRA), the Clean Water Act, and similar state laws, including continuous release reporting and federally permitted release exemptions under CERCLA and EPCRA.

Contaminated Sites

Jeanine's contaminated sites experience includes:

- Providing strategic advice to a manufacturing client on governmental and third party claims associated with a release of PFAS.
- Providing strategic advice on the path to achieving closure under Massachusetts cleanup law for a historic release of lead and volatile organic compounds at a former manufacturing site that was redeveloped for large-scale residential use involving difficult negotiations with the state environmental agency over vapor intrusion risks in residential structures at a time when the state environmental agency was engaging in a comprehensive revision of its vapor intrusion practices and guidance.
- Defending against an audit by a state agency that alleged assessment and remedial strategy were insufficient under Massachusetts cleanup law in relation to the historic release of volatile organic compounds, potentially resulting in dense non-aqueous phase liquid in fractured bedrock at a former manufacturing site.
- Defending and negotiated a settlement of a high-value claim that a historic release caused contamination on a neighboring property, resulting in third-party cleanup costs under state law.

- Negotiated a consent decree with the United States Department of Justice in relation to the liability of the Department of Defense for contamination of a site in eastern Massachusetts caused by munitions manufacturing operations.
- Performing environmental due diligence reviews on various industrial and commercial properties, including power generation plants, chemical production facilities, and shopping centers.
- Counseling on liability issues and cleanup requirements associated with contaminated sites throughout Massachusetts, including negotiation of cost-sharing agreements, tolling agreements, and consultant services agreements.
- Negotiating policies of environmental insurance and environmental provisions of purchase and sale agreements in the context of the sale or purchase of commercial and industrial properties, primarily in Massachusetts.
- Negotiating Covenants Not to Sue with the Attorney General of the Commonwealth of Massachusetts in the context of the acquisition of contaminated industrial properties in eastern Massachusetts.