



Olympia "Libby" Bowker

Associate

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Practice Areas

Environmental

Education

Vermont Law School, J.D.
and Masters of Environmental
Law and Policy, 2015

University of Vermont, B.A.,
2009

Overview

Olympia "Libby" Bowker advises private and public sector clients on environmental, land use, zoning, permitting, and other regulatory matters. Libby's experience includes:

- **Environmental:** counseling clients on hazardous waste remediation and environmental permitting matters. Libby recently represented a municipality in an on-going salt-water estuary restoration project, including through project design and modification, permitting, and negotiations with abutters.
- **Land Use and Zoning:** representing clients before planning boards, zoning boards, conservation commissions, historical commissions and other various administrative forums, as well as in arbitrations, mediations, Land Court, and Superior Court. In addition, Libby is often called on to advise those bodies themselves.
- **Permitting:** collaborating with architects, engineers, surveyors, and wetlands scientists to prepare and present applications before numerous entities for Special Permits, Variances, Orders of Conditions, Site Plan Review, and subsequent permit modifications. She has represented municipalities and private clients in challenges to permit decisions in Superior Court and Land Court, and before administrative entities such as the Building Code Appeals Board.

Libby's written work has been featured in a variety of legal and environmental publications, including the Journal of Environmental Law and Litigation, Municipal Law Quarterly, the Real Estate Bar Association (REBA) Newsletter, and the Boston Jar Journal. She has presented seminars and webinars on zoning and legal developments affecting municipal boards for the Citizen Planner Training Collaborative (CPTC), the Annual Environmental Conference of the Massachusetts Association of Conservation Commissions (MACC), and Massachusetts Continuing Legal Education (MCLE).

Prior to law school, Libby conducted oceanic temperature research aboard a research vessel based out of Woods Hole, Massachusetts, led a backcountry trail crew repairing remote sections of the Pacific Crest Trail, and taught outdoor science classes at the Oregon Museum of Science and Industry.

Results

- Negotiated and drafted license agreement to enable remediation of contaminated soil and soil gas.
- Successfully obtained variances from zoning provisions to enable construction of a single-family home in place of a pre-existing non-conforming use and structure.
- Favorably resolved land use and property right issues before municipal board to secure Order of Conditions for redevelopment of beachfront registered land.

- Advised client on pending taking of a temporary access easement across their property, and negotiated higher compensation than that approved by Town Meeting.
- Counseled homeowners on compliance with the Wetlands Protection Act and local bylaws and regulations.
- Successfully finalized agreement between neighborhood residents and national developer, regarding support for development project in exchange for community benefits.
- Provided permitting advice to homeowners and developers to ensure compliance with local and state regulations.
- Secured variance from the Building Code Appeals Board from flood resiliency provisions of the Building Code to enable occupancy of renovated structure.

Affiliations

- American Civil Liberties Union of Massachusetts, *Legal Volunteer*
- Boston Bar Association
 - *Co-Chair, Environmental and Energy Law Section's Public Service Committee, 2018-2020*
 - *Law School Graduate Mentor, 2020-2021*
 - *Bar Exam Coach, 2018, 2020*
- Vermont Law School Alumni Association, *Boston Board of Governors, 2019-present*
- University of Vermont Alumni Association, *Boston Regional Board Member, 2017-present*
- Real Estate Bar Association, *Member, 2016-present*
 - *Strategic Communications Commission, 2021*