

**Select Board
Regular Meeting Minutes
April 25, 2022, 6:00 PM**

Present: Chair Keyes, Selectman Arcudi, Selectwoman Hazard, Town Administrator Schindler

Chair Keyes called the meeting to order at 6:01PM. Chair Keyes began the meeting with the Pledge of Allegiance.

Chair Keyes read the executive session paragraph below. Chair Keyes stated that the executive session was recommended by Town Counsel, not by a Board member. Attorney Vetere will not be present during this executive session.

Selectwoman Hazard moved to enter executive session per the paragraph and purpose that Chair Keyes read. Selectman Arcudi seconded the motion.

Arcudi – Aye, Hazard – Aye, Keyes – Aye

The Select Board entered executive session at 6:03PM.

Executive Session

Motion: To move into Executive Session, pursuant to M.G.L. c.30A, § 21(a) for item # (3): To discuss strategy with respect to litigation that an open meeting may have a detrimental effect on the litigation position of the public body and the chair so declares. Roll Call Vote

Purpose: Litigation strategy re: Town v. Jon Delli Priscoli, Trustee of the One Hundred Forty Realty Trust, et als, Attorneys Brian Riley, Peter Durning and Peter Vetere present.

The Board returned to open session at 7:18PM

Update regarding Town v. Jon Delli Priscoli, Trustee of the One Hundred Forty Realty Trust, et als.
Attorney Peter F. Durning

Attorney Durning stated that the Town filed an appeal for Judge Rubin's of the Land Court and also brought a motion to the Land Court, asking the Land Court to impose an injunction while the appeal was pending. Judge Rubin denied the motion. On March 28, 2022, the citizens group filed a motion with a Single Justice of the Appeals Court, seeking an injunction and also seeking permission to intervene in the appeal. Judge Desmond issued a temporary injunction which operated to instruct the GU RR not to undertake work at the property while the Single Justice gave the parties (Citizens & Town) the opportunity to file their responses and giving the Single Justice the opportunity to review all the filings. At the time, the Town filed a separate motion for injunction pending appeals, the Appeals Court had all of those papers and filings from the GU RR opposing the request by the Citizens and the Town. Last week, Judge Desmond, a Single Justice of the Appeals Court on Tuesday, issued a multipage ruling in which he walked through the materials that had been submitted and came to the conclusion that he did not believe that either the Town or the Citizens had a likelihood of success on the merits of the appeal. Durning stated that this was, from the Town's perspective, the Town's appeal of its motion seeking to vacate dismissal. Judge Rubin made a clear error in denying the Town's motion that was filed under Mass rules & procedures 60B, for vacating a stipulation of dismissal. Judge Desmond ruled that he believed there was not a strong likelihood of success based on the merits and that Judge Goodwin had properly exercised her authority and discretion to deny the Town's motion to vacate the stipulation for dismissal.

Durning provided some additional context stating that one of the important issues that Justice Desmond relied on in coming to this conclusion was the question of whether or not the terms of the stipulation of dismissal included any specific terms of the settlement agreement. In particular, the related Superior Court decision found that the element of the settlement agreement whereby the Town was to acquire parcel A, at a purchase price that was less than the authorized full purchase price of the Chapter 61 land. Judge Goodwin determined that the Town would require a separate appropriation from Town Meeting to fund the purchase price of parcel A. In Judge Desmond's analysis, he found that Judge Rubin was correct in her ruling. In Judge Rubin's analysis, the specifications of the settlement agreement were not included in the stipulation of dismissal, they were therefore not before the land court when the land court initially accepted the stipulation of dismissal. Durning stated that the Single Justice took notice of the fact that there was a potential remedy for the issue that Judge Goodwin had flagged being that there had been separate Town Meeting approval. Single Justice remarked that the Town Meeting did not approve the appropriation, it shows that Judge Goodwin was not in error with how she ruled. Single Justice Desmond feels that there is not a strong likelihood of success based on the merits and denied the injunction and terminated the temporary injunction he put in place. Durning stated that the outcome of the executive session in light of the recent decisions determining that the Town does not have a strong likelihood of success on appeal, the Select Board has voted 2:1 to seek a voluntary dismissal of the remaining appeal in the Appeals Court of the Land Court trial of the Town's motion to vacate the stipulation of dismissal. The Select Board did not have any comments at this time.

Resident, Ed Burt asked if this decision could be made in a month from now when there Select Board has a different member. Durning stated that regarding the appeal for the motion to vacate the stipulation of dismissal, that will be at an end. That does not foreclose a subsequent Board to take other actions to 364 West Street.

Resident, Liz Reilly asked Attorney Durning and the Board if they are considering any other options to protect the land at West Street? Durning stated that the only item the Board and the Attorney's discussed today was the reaction to the Single Justice's decision.

Non-Resident, Rob Fahey asked if it is standard practice for Select Boards to make and vote on decisions regarding litigation without asking the public first. Durning stated that regarding matters of litigation, they are most often dealt with in executive sessions, that is partly why it exists. It was within the Boards power to not bring this up in a public session and just executive the litigation strategy, however the Board decided to disclose this information and receive public comment. Fahey stated that he feels the mediation should not have been entered so that means the settlement agreement is invalid because the Select Board did not get the support of the Town.

Consent Items

Approval of March 28, 2022 Regular Minutes

Selectwoman Hazard moved to accept the March 28, 2022 Regular Meeting Minutes. Selectman Arcudi seconded the motion.

Arcudi – Aye, Hazard – Aye, Keyes – Aye

Appointments & Resignations

Resignation of Ryan Costello from the Hopedale Police Department, effective April 25, 2022

Police Chief Giovanella is present at tonight's meeting for this resignation. Chair Keyes read the resignation letter. Chair Keyes stated that he has heard from many residents regarding Officer Ryan Costello's professionalism and work ethic. It will be a great loss to the Hopedale Police Department to accept this resignation. The Select Board echoed Chair Keyes sentiments. Chief Giovanella stated that Ryan Costello is a great Officer and was a huge asset to Hopedale.

Selectwoman Hazard moved to accept the resignation of Ryan Costello from the Hopedale Police Department, effective April 25, 2022. Selectman Arcudi seconded the motion.

Arcudi – Aye, Hazard – Aye, Keyes – Aye

New Business

Cannabis Product & Delivery Discussion – *Caroline Frankel, Caroline's Cannabis*

Caroline Frankel shared her screen and presented a power point presentation to the Select Board and the Public. Frankel stated that Caroline's Cannabis opened in October and business is going well. She is seeing on average 500 customers a day. Frankel stated that she wishes to discuss with the Board expanding her business to product manufacturing and home delivery at the Charlesview location. Frankel stated that delivery licenses are exclusive to social equity members and the State has already approved her application. Delivery hours would take place from 8AM-9PM, 7 days per week. Frankel stated that the delivery vehicles will have no markings that indicate the vehicle is being used for marijuana delivery. Frankel stated that security measures will be compliant with the State regulations. Selectman Arcudi asked Town Administrator Schindler if the area is zoned for this? Schindler stated that this area is correctly zoned for this however, they would need to acquire a special permit. Counsel for Caroline's Cannabis stated that the HCA would be amended if this gets approved, a new HCA is not required. Chair Keyes asked Frankel to notify the Board of when the Community Outreach meeting will take place. Selectman Arcudi asked the Frankel reach out to the Hopedale Police and Fire regarding traffic and safety concerns prior to the Select Board voting on this item. Chair Keyes asked Town Administrator Schindler to work with Frankel on the action steps for this agenda item.

Cannabis License Limit Discussion

Chair Keyes stated that he is not an advocate of putting a limit or cap on the cultivating, testing, or manufacturing side of cannabis licenses. He is open to putting a limit on the retail side of cannabis licenses. Selectwoman Hazard stated that she agrees with some sort of limit on retail licenses, especially because currently, the Town does not have the space. Selectman Arcudi suggested capping the retail licenses at 3 if that is the amount that Hopedale currently has. Police Chief Giovanella stated that he feels there should absolutely be a limit on retail licenses in Hopedale. Chief Giovanella stated that if this is going to be a further discussion he would like to be included. Town Administrator recommended putting this item on a future agenda, including the Chief of Police and consulting with Town Counsel. Chair Keyes agreed that this item will be discussed at a future Select Board Meeting.

Select Board FY23 Meeting Schedule (Vote)

Selectwoman Hazard asked to change the August meeting date to August 1, 2022. Selectman Arcudi stated that he is going to abstain from voting because he will not be on the Board during these dates.

Selectwoman Hazard moved to approve the amended Select Board FY23 Meeting Schedule. Chair Keyes seconded the motion.

Hazard – Aye, Keyes – Aye, Arcudi – Abstained

Review Current Appointed/Elected Roster with Vacancies

Chair Keyes stated that there are no contested elected seats for this year.

Town Election Warrant – Review, Vote & Sign

Selectwoman Hazard moved to approve the Town Election Warrant as presented. Selectman Arcudi seconded the motion.

Arcudi – Aye, Hazard – Aye, Keyes – Aye

Draft Annual Town Meeting Warrant for Review

Town Administrator Schindler stated that she has worked on the draft warrant but was not able to get the draft to the Board due to being on vacation. Schindler stated that she will provide the Board with the draft shortly. Schindler recommended that the Board open the warrant tonight. Chair Keyes stated that he would like to have a budget discussion with the Select Board, Town Administrator and Finance Committee prior to the Town Meeting. Selectman Arcudi recommended that he not be part of this process other than opening the warrant because his term will have expired shortly before the Town Meeting date. He feels that the new Board member should have more say in the process of this. Schindler stated that on May 11, 2022, she recommends having a joint meeting with Finance Committee.

Selectwoman Hazard moved to open the Town Meeting Warrant. Selectman Arcudi seconded the motion.

Hazard – Aye, Arcudi – Aye, Keyes – Aye

Memorial Day – Certificate of Appreciation, 495 Rental Center (Review, Vote & Sign)

Selectwoman Hazard moved to approve the Certificate of Appreciation for 495 Rental Center.

Selectman Arcudi seconded the motion.

Arcudi – Aye, Hazard – Aye, Keyes – Aye

Old Business

Delay Annual Town Meeting to May 24, 2022, per MGL C 39, §9 (School Auditorium Not Available May 17, 2022) (Vote)

Selectwoman Hazard moved to change the date of Annual Town meeting to Tuesday, May 24, 2022 at 7PM in the School Auditorium. Selectman Arcudi seconded the motion.

Arcudi – Aye, Hazard – Aye, Keyes – Aye

Public and Board Member Comments (votes will not be taken)

Memorial Day: Monday, May 30, 2022 at 8:00AM, Parade begins at the Hopedale High School and ends at the Village Cemetery. The Ceremony begins at 8:30AM at the Hopedale Village Cemetery (Itinerary in Packet).

Correspondence and Selectmen Informational Items (votes will not be taken)

A/P Warrant #22-22, \$849,085.44, 4/21/2022

P/R Warrant #22-22, \$913,328.10, 4/21/2022

Hopedale Police Department – FY22 Quarterly Stats, 2nd Quarter & 3rd Quarter

Hopedale Parks Commission Letter Hopedale Youth Baseball Association (HYBA) Electric Service to the Draper Baseball Field

Selectman Arcudi moved to adjourn the meeting. Selectwoman Hazard seconded the motion.

Arcudi – Aye, Hazard – Aye, Keyes – Aye

Chair Keyes dissolved the open meeting at 9:33PM

Submitted by:

____ Lindsay Peterman _____
Executive Assistant
Adopted: _____

SEVEN HILLS FOUNDATION

Vendor No: **16926**
Vendor Name: **Town of Hopedale**
April 14, 2022

Check No: **218093**

Reference

Invoice No.

Invoice Date

Amount Paid

Donation in Lieu of t RAP-124636

04/07/22

5,000.00

Totals:

5,000.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PAPERLOCK SECURITY MARK.



81 Hope Avenue
Worcester, MA 01603
Foundation

TD BANK
MASSACHUSETTS

April 14, 2022

*****\$5,000.00

****FIVE THOUSAND AND 0/100 DOLLARS

PAY TO THE ORDER OF
Town of Hopedale
Department 1320
PO Box 986500
Boston, MA 02298-6500

David A. Jordan
Michael J. Mackin





HOPEDALE POLICE DEPARTMENT

70 Hopedale Street Hopedale, MA 01747
Tel: (508) 634-2227 Fax: (508) 634-2228



www.hopedalepolice.com

Chief of Police
Mark A. Giovanella

Selectboard
Town of Hopedale
Hopedale, MA 01747

May 5, 2022

Dear Board Members,

With the resignation of Officer Costello, the Hopedale Police Department posted the position for a full time academy trained patrol person.

On April 27, 2022, the department held oral board interviews for this position. With that said, I respectfully request that board to appoint George Leurini, to the position of Full Time Police Officer for the Town of Hopedale effective June 6th, 2022.

George has been a police officer for over 20 years and will be transferring from the Holliston Police Department. George has a master's degree in criminal justice and currently holds an administrative position with in his department. He also has over 20 years of specialized training and certificates of advanced policing.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Mark A. Giovanella
Chief of Police

January 22, 2022

Reserve Police Officer Joseph Houde
45 Crestview Drive
Mendon, MA 01756

Chief Mark Giovanella
Hopedale Police Department
70 Hopedale Street
Hopedale, MA 01747

Chief Giovanella,

I am writing to notify you of my intent to retire from my position as a Reserve Police Officer effective April 30, 2022. Unfortunately, given the time commitment and lack of necessary funds required to meet the revised POST training requirements for Reserve Police Officers, I am unable to continue with my law enforcement career after 26 years of service.

It has been an honor to be a member of this Department and serve the Town of Hopedale for the last 13 years of my career. Best wishes for the continued success of the Department and to all members, current and future, a safe return home each night.

Sincerely,

A handwritten signature in black ink that reads "Joseph Houde #50R". The signature is written in a cursive style.

Joseph Houde, #50R
Reserve Police Officer

CC: Lt. Martin
Sgt. Mahan
Files



OPEN MEETING LAW COMPLAINT FORM

Office of the Attorney General
One Ashburton Place
Boston, MA 02108

Please note that all fields are required unless otherwise noted.

Your Contact Information:

First Name: Elizabeth Last Name: Reilly

Address: 68 Dutcher St

City: Hopedale State: MA Zip Code: 01747

Phone Number: [REDACTED]

Email: [REDACTED]

Organization or Media Affiliation (if any): _____

Are you filing the complaint in your capacity as an individual, representative of an organization, or media?

(For statistical purposes only)

Individual Organization Media

Public Body that is the subject of this complaint:

City/Town County Regional/District State

Name of Public Body (including city/town, county or region, if applicable): Select Board

Specific person(s), if any, you allege committed the violation: _____

Date of alleged violation: 04/25/2022

Description of alleged violation:

Describe the alleged violation that this complaint is about. If you believe the alleged violation was intentional, please say so and include the reasons supporting your belief.

Note: This text field has a maximum of 3000 characters.

Town has been involved in litigation with GURR over an important watershed property for over a year. With 2 weeks left to go before an election, the Select Board voted in executive session 2:1 to drop the Town's appeal prior to any public discussion. There was no notice of "votes will be taken" in the agenda. This is a known hot issue in town and it is no secret that residents would have wanted to discuss this issue before any votes were taken. This vote did not need to take place in closed session as it would not have been detrimental to their legal position to vote in public session. Having the vote to drop the appeal in open session would not hurt the Boards position in any pending litigation because the litigation would no longer be pending. Two of the board members have been threatening to drop this appeal for weeks despite resident's opposition (& votes at town meetings). It is of great concern to many residents that this happened behind closed doors. Please call or email to request further details as needed. Thank you.

What action do you want the public body to take in response to your complaint?

Note: This text field has a maximum of 500 characters.

Delay the filing of the rescinding of the appeal, invalidate the vote taken to drop the appeal in the illegal executive session, and hold a public session to allow for any resident with questions or concerns to address this board.

Review, sign, and submit your complaint

I. Disclosure of Your Complaint.

Public Record. Under most circumstances, your complaint, and any documents submitted with your complaint, is considered a public record and will be available to any member of the public upon request.

Publication to Website. As part of the Open Data Initiative, the AGO will publish to its website certain information regarding your complaint, including your name and the name of the public body. The AGO will not publish your contact information.

II. Consulting With a Private Attorney.

The AGO cannot give you legal advice and is not able to be your private attorney, but represents the public interest. If you have any questions concerning your individual legal rights or responsibilities you should contact a private attorney.

III. Submit Your Complaint to the Public Body.

The complaint must be filed first with the public body. If you have any questions, please contact the Division of Open Government by calling (617) 963-2540 or by email to openmeeting@state.ma.us.

By signing below, I acknowledge that I have read and understood the provisions above and certify that the information I have provided is true and correct to the best of my knowledge.

Signed:

Date: 04/27/2022

For Use By Public Body:

Date Received by Public Body:

For Use By AGO

Date Received by AGO:

May 6, 2022

Brian W. Riley
briley@k-plaw.com

Carrie Benedon, Esq.
Director, Division of Open Government
Office of the Attorney General
One Ashburton Place
Boston, MA 02108


Re: Town of Hopedale Select Board -
Response to Complaint of Elizabeth Reilly received April 27, 2022

Dear Ms. Benedon:

This office serves as Town Counsel to the Town of Hopedale, and this letter is in response to an Open Meeting Law complaint filed against the Town's Select Board ("Board") by Ms. Elizabeth Reilly, a copy of which is enclosed ("Complaint"). The Board reviewed the Complaint and approved this response at its meeting on May 9, 2022.

In summary, the Complaint states that the Board voted in an April 25, 2022 executive session to dismiss an appeal of a Land Court decision that was pending in the Appeals Court, and requests that the Board's vote be invalidated because there was no public discussion. In response, the Board submits that the Complaint cites no violation of the Open Meeting Law. The Board complied with G.L. c.30A, §21(b) when it voted to enter executive session to discuss litigation strategy. A copy of the Board's April 25 meeting notice is enclosed. Moreover, the Open Meeting Law itself authorizes a board to take votes during an executive session. *See* G.L. c.30A, §22(b) ("Any vote taken at an executive session shall be recorded by roll call vote and entered into the minutes."). Since the Complaint fails to allege any violation of the Open Meeting Law, no remedial action is required.

Very truly yours,



Brian W. Riley

Enc.
BWR/
cc: Select Board
Ms. Elizabeth Reilly

812824/HOPD/0001



{Name of Recipient}

May 6, 2022

Page 2

Ms. Stephanie Lahtinen
Town Administrator
Westminster Town Hall
11 South Street
Westminster, MA 01473

Mr. Michael Ferris
32 White Pine Drive
Westminster, MA 01473-1172

Hopedale Booster Club 5K Road Race Saturday May 14, 2022 – Select Board

March 30, 2022

Louis Arcudi, III
Brian Keyes
Glenda Hazard
c.c. Diana Schindler

Dear Board Members,

After a two-year delay, the Hopedale Boosters Club is pleased to announce our 12th annual Hopedale Blue Raider 5K Run/Walk will be held on Saturday, May 14, 2022 at the Hopedale Jr-Sr High School.

The proceeds raised from this event have been used to positively impact the lives of hundreds of Hopedale students and athletes. A large portion of the funds raised from this race go directly to the Hopedale High School Athletic Department to purchase new team uniforms and other costs not covered by athletic fees. A portion of the proceeds also go to the Boosters Club which helps Boosters provide fan buses to varsity sporting events, purchase cross country tents and stopwatches, provide impact testing, contribute to After-Prom and Homecoming events, and purchase equipment such as soccer benches, batting cages, and softball backstop fencing. In addition, the Boosters Club provides annual scholarships for graduating seniors and contributes to help defray class yearbook costs.

This is the Boosters' largest fundraising event, which makes this event so important to continuing the donations to the Athletic Department and the student body. The race will be held on Saturday, starting at 10:00 and there will be a variety of raffle prizes to be won. We again request the Selectmen endorsement of this important fundraising event.

All aspects of the race such as insurance, etc. will be handled the same as it has been in previous years and coordinated between the Boosters and the Hopedale Athletic Department. Our race of last year was quite a success thanks to the tremendous support from all areas of the community. We had 199 runners participating in our last race two years ago.

We hope you will support our efforts to continue this event.

Sincerely,

Rob Russell
Hopedale Booster Club
Race Director



ATTACHMENT A.
FY2023 IRAP APPLICATION COVER SHEET
(Please type in text boxes provided below)

1. Name of Applicant: Grafton and Upton Railroad Company (GU)
2. Address of Applicant: 42 Westboro Road, North Grafton, MA 01536
3. Nature of Applicants Business: Short-line Railroad – Buildout of rail infrastructure to support new rail served industrial park on existing GU right-of-way.
4. Contact Person: Michael Milanoski
5. Title: President

Email: mmilanoski@graftonuptonrr.com Phone: (508)965-3493

6. Descriptive Name of Project: construction of 2 run-around tracks with switches at each end coming from the main track that will support two industry lead switches into the North Hopedale Rail Logics Park.

7. Total project cost: \$837,000 Proposed Start Date: September 2022
 Note: Overall, the project is Completion Date: June 30, 2023
 expected to have a private
 investment of approximately
 \$100,000,000.

8. Funding Sources: Private Amount: \$337,000 Percent of Project 40%
 Cost: \$837,000

IRAP Request: \$500,000 60%

Source of Private Sector Project Funding:

- | | | |
|---------------------------------------|-----------|-----|
| 1. Grafton and Upton Railroad Company | \$337,000 | 40% |
| 2. | \$ | % |
| 3. | \$ | % |

9. Project location (limits): Located in North Hopedale within the Grafton and Upton Railroad Company's Right of Way off of West Street

11. Railroad Milepost From: 14.0 To: 14.9

12. Is Project fully designed by a qualified design firm? Yes: No:

13. Has Project received necessary environmental approvals? Yes: No:

14. Are there any right-of-way considerations that will need to be addressed/resolved for this project to be constructed? Yes: No:

15. In the space provided below provide a brief project description (limit of 250 words) of the work that will be constructed under the proposed IRAP project.

GU is developing this 100-acre industrial land for several warehouse to create a rail focused logistical center estimated to remove 14,000 long-haul trucks from Massachusetts roads in Phase I that will reduce congestion and emissions. Site clearing is underway and site access is in the engineering phase for an initial 250,000 square foot food grade storage warehouse. In addition, the first phase will include 100,000 square foot warehouse for various building materials, including room for expansion and relocation of GU's existing customer Georgia Pacific. To serve these two warehouses, this IRAP application will fund the require a run-around track with switches at each end coming from the main track as well as lead switches. The construction will include approximately 3,700 linear feet of track and four turnouts. This project is designed to assist in addressing the shortfall of freight rail opportunities identified in the state freight transportation plan where existing capacity is not keeping up with projected demand to satisfy the Massachusetts Economy. Overall, the project is expected to have a private investment of approximately \$100,000,000.

The applicant certifies that the information provided in this application is true and correct, and that the private sector matching funding commitments shown above are in place and are not contingent upon any other project funding award that may be anticipated or pending.

Signature 

Title: President

Name Michael Milanoski
(Please Type)

Date: May 5, 2022

ATTACHMENT B.

Proposed Project Schedule and Estimated Timelines

*IRAP Projects should be completed within 12 months from the MassDOT Notice to Proceed Date. MassDOT Notice to Proceed should not be planned any earlier than **September 1, 2022.***

Hopedale Task's Phase 1	September	October	November	December	January	February	March	April	May	June
Finalize Design Details										
Procure Materials										
Site Prep and Grading										
Track /Turnout Construction										
Surfacing/Tamping										

Instructions: *complete the project schedule table to reflect the status of your project and the remaining implementation tasks and work that will be completed under contract with MassDOT. Insert additional rows as needed.*

If the applicant has already completed pre-construction activities that cannot be funded under the IRAP contract – any completed readiness activities such as design, permitting and ROW work should be included along with the completion date to show MassDOT that project implementation work has already begun, or is already completed – this information is important from a project readiness standpoint and is also evidence of the applicant’s capacity to undertake and manage the project. The schedule should indicate an understanding of the sequencing of activities and who will be responsible for completion of various tasks and construction activities.

ATTACHMENT C. Budget and Budget Narrative

ESTIMATE HOPEDALE TRANSLOADING AND STAGING TRACKS PHASE 1 IRAP FY22			
Identified Project Costs/Major Expense Components	IRAP Funds	Private Funds	Project Budget
ALL MATERIAL FOR THE ENTIRE SCOPE OF WORK	\$279,188	\$186,125	\$465,313
FINE GRADE AND PLACE FIRST 4" OF BALLAST	\$66,764	\$44,509	\$111,273
CONSTRUCT WOOD TIE PLAIN TRACK 3700 TRACK FEET	\$72,994	\$48,663	\$121,657
CONSTRUCT TURNOUTS	\$13,648	\$9,099	\$22,747
BALLAST AND SURFACE ALL TRACKS AND TURNOUTS 2 FULL PASSES	\$36,625	\$24,417	\$61,042
INSTALL HAYES WD BUMPER 1 EA AND 1 HAYES HBX	\$20,720	\$13,814	\$34,534
DESIGN / ENGINEERING / MOBILIZATION	\$12,667	\$8,445	\$21,112
<i>Total Project Cost Estimate (Inclusive of Material and Labor):</i>	\$502,607	\$335,071	\$837,678

Budget Narrative Notes:

The Public Private Partnership Project Budget is \$837,000 of which 40% will be funded by GU in amount of \$337,000. The IRAP match requested amount is 60% or \$500,000. Overall, the project is expected to have a private investment of approximately \$100,000,000. GU has a proven track record to compete IRAP project on-time and budget and commits to competing this by June 30, 2023 and is ready to begin upon notice to proceed. The project's right of way is complete as all work will occur within GU's right-of-way, design is complete (attached), all required permits completed, railroad is sponsoring this project and paying match, no third-party coordination required, and this site is properly zoned by the town of Hopedale as Industrial Land and the railroad has been in operation for over 130 years before the Town of Hopedale was even incorporated.

Instructions: Complete the Budget table provided above inserting additional rows as needed. Applicants are reminded that the maximum FY2022 MassDOT IRAP grant contribution for a proposed project cannot **exceed \$500,000**, nor can the MassDOT IRAP funding requested represent more than **60 percent (60%) of the total project cost**.

If the project is anticipated to be completed after the end of State Fiscal Year 2022 (June 30, 2022) provide an estimated breakdown of costs planned in State Fiscal Year 2022 and those in future State Fiscal Years.

Use the space below the table to include a brief budget narrative to identify how budgeted costs were determined (working estimates, preliminary quotes received or based on prior experience) and indicate underlying budget assumptions and the basis for identified costs (unit price x quantity for example) wherever possible.

A. Project Need Statement –

The Grafton and Upton Railroad (GU) purchased 196 acres of industrial zoned land in Hopedale, Massachusetts. GU is developing this parcel of land for several large warehouse users to create a rail focused logistical center estimated to remove 14,000 long-haul trucks from Massachusetts roads to reduce congestion and emissions. GU is applying for an IRAP grant to begin construction of two rail sidings to serve multiple warehouses which will begin construction in 2023. The project to create a rail served logistical industrial park, a major financial undertaking and GU's consistent commitment to improving freight rail in the Commonwealth of Massachusetts. The project will consist of several phases and will be focused to freight rail users. Phase 1 will relocate the existing main to accommodate the two (2) tracks adjacent to the mainline for warehouse development.

The Grafton and Upton Railroad Company (GU) continues to experience year over year double digit freight growth with the addition of new customers creating and sustaining manufacturing and recycling jobs in the Commonwealth. GU needs to build more track space for these customers to succeed in converting truck freight to rail. To ensure new customers are able to continue to expand their freight service on the GU, and in the Commonwealth of Massachusetts, this IRAP is submitted for Phase I for the Hopedale Industrial Rail Logistics Park. As GU continues to invest into their properties, it is evident that GU's efforts to bring more jobs to the Commonwealth through increased car loads and double digit growth proves the need for more track and freight rail infrastructure is critical to support these manufacturing jobs and to keep up with the anticipated 34% freight rail growth, as stated in the latest state rail transportation plan.

B. Project Description –

The first phase will open a million square feet of development on 100 acres of industrial land. Site access is in the engineering phase for an initial 250,000+ square foot food grade storage warehouse which will include cold storage. The parties interested in this warehouse space will receive over 3,000 carloads per year. This warehouse will be designed to handle the unloading of 20 railcars per day.

In addition, the first phase will include 100,000 square foot warehouse various building materials, including room for expansion and relocation of GU's existing customer Georgia Pacific and other lumber and steel products for the construction industry, which is expected to handle over 500 railcars per year. This siding will include flat outdoor space for unloading center beam, flat and open top railcars as well as open rail docks and building doors; allowing all types of railcars to be unloaded.

To serve these two warehouses, GU will require a run-around track with switches at each end coming from the main track as well as two industry lead switches with phase 1 construction which is shovel ready as land clearing is underway with anticipated site infrastructure planned to begin in August of 2022. Given the lead time on rail materials and time for construction, GU needs to begin the rail phase as soon as possible to align with construction of the two warehouses. The customers cannot occupy the warehouse without rail access and rail is the only means of inbound product for storage and distribution and the only way to convert road trucks to rail. Safety improvements are easily found with the addition of each track which gives each customer a safe place to operate without interference or risk of running into another company's work area.

Further, the staging capabilities on each track for the repositioning of railcars to be loaded/unloaded will allow the customers of the GU to have an adequate car supply available to keep material moving so it does not have to be stored on site and they can operate a proper supply chain, helping resolve existing supply chain constraints. In addition, these new tracks will reduce the need for GU to store railcars on the mainline behind residential houses in Hopedale as well as handle railcars multiple times through residential areas (i.e. passing customer to bring cars to Hopedale to run around and then come back to the facility). This efficiency will benefit the customer by offering them more railcar space so they can ensure they are able to operate their supply chain consistently.

GU will improve operating safety as well by providing their new customers with ample unloading space to ensure all safety protocols can be followed and proper railcar spacing, and clearance points are adequate and built to modern standards. GU will also utilize new rail or very good relay rail to ensure the infrastructure is capable of handling the new volume of railcars in this area.

C. Project Readiness –

GU has a proven track record to compete IRAP project on-time and budget and commits to competing this by June 30, 2023 and is ready to begin upon notice to proceed. The project’s right of way is complete as all work will occur within GU’s right-of-way, design is complete (attached), all required permits completed, railroad is sponsoring this project and paying match, no third party coordination required, and this site is properly zoned by the town of Hopedale as Industrial Land and the railroad has been in operation for over 130 years before the Town of Hopedale was even incorporated.

D. Project Schedule

The project will be self-performed by GU railroad employees under our forced account as other awards from MassDOT and will begin as soon as award is made by MassDOT. Upon award construction will begin and will be completed no later than June 30, 2023.

Hopedale Task's Phase 1	September	October	November	December	January	February	March	April	May	June
Finalize Design Details										
Procure Materials										
Site Prep and Grading										
Track /Turnout Construction										
Surfacing/Tamping										

E. Anticipated Project Benefits

GU, in partnership with several customers located in Hopedale that are committed to bringing and retaining manufacturing and supply chain jobs within the Commonwealth. The project is also designed to help meet the anticipated freight rail growth within the Commonwealth and ensure stability in growth and supply chain development and consistency. This IRAP will help the GU and their customers continue their success within the Commonwealth and add hundreds of jobs at this location and more indirectly throughout the Commonwealth. The GU has a proven track record with successful implementation of IRAP awards and adding job growth to the Commonwealth. GU is committed to creating jobs in the Commonwealth, achieving state environmental and emissions reductions goals and maintaining a strong safety culture.

F. Budget

The Public Private Partnership Project Budget is \$837,000 of which 40% will be funded by GU in amount of \$337,000. The IRAP match requested amount is 60% or \$500,000.

ESTIMATE HOPEDALE TRANSLOADING AND STAGING TRACKS PHASE 1 IRAP FY22			
<i>Identified Project Costs/Major Expense Components</i>	<i>IRAP Funds</i>	<i>Private Funds</i>	<i>Project Budget</i>
ALL MATERIAL FOR THE ENTIRE SCOPE OF WORK	\$279,188	\$186,125	\$465,313
FINE GRADE AND PLACE FIRST 4" OF BALLAST	\$66,764	\$44,509	\$111,273
CONSTRUCT WOOD TIE PLAIN TRACK 3700 TRACK FEET	\$72,994	\$48,663	\$121,657
CONSTRUCT TURNOUTS	\$13,648	\$9,099	\$22,747
BALLAST AND SURFACE ALL TRACKS AND TURNOUTS 2 FULL PASSES	\$36,625	\$24,417	\$61,042
INSTALL HAYES WD BUMPER 1 EA AND 1 HAYES HBX	\$20,720	\$13,814	\$34,534
DESIGN / ENGINEERING / MOBILIZATION	\$12,667	\$8,445	\$21,112
Total Project Cost Estimate (Inclusive of Material and Labor):	\$502,607	\$335,071	\$837,678

PLAN OF LAND GRAFTON & UPTON RAILROAD

364 WEST STREET
(WORCESTER COUNTY)
HOPEDALE, MASSACHUSETTS

REGISTRY USE ONLY

OWNER
GRAFTON & UPTON RAILROAD COMPANY
42 WESTBORO ROAD
NORTH GRAFTON, MA 01536

ASSESSORS REFERENCE
ASSESS. PARCEL ID: 2-5-0
(TRACTS 1, 2, 3, 4, & 5)
ASSESS. PARCEL ID: 3-1-0
(18 AC. TRACT)

DEED REFERENCE

DEED BK 64914 PAGE 311
(TRACTS 1 & 2)
DEED BK 63493 PAGE 35
(TRACTS 3, 4, & 5)
DEED BK 60267 PAGE 112
(18 AC. TRACT)

**WORCESTER COUNTY
PLAN REFERENCES**

PB 826 PL 85 PB 352 PL 81
PB 817 PL 4 PB 338 PL 92
PB 788 PL 85 PB 226 PL 113
PB 782 PL 3 PB 193 PL 63
PB 674 PL 52 PB 169 PL 46
PB 480 PL 59 PB 13 PL 73

**LIBRARY OF CONGRESS
PLAN REFERENCES**

1904 PLAN OF LAND BY THE PARK
COMMISSIONERS OF HOPEDALE
1870 TOWN MAP OF MILFORD
BY F.W. BEERS & CO.
1857 MAP OF WORCESTER COUNTY
BY H.F. WALLING
1851 TOWN MAP OF MILFORD
BY O. HARKNESS
1851 TOWN MAP OF UPTON
BY H.F. WALLING
1830 TOWN MAP OF MENDON
BY NEWELL NELSON

**HOPEDALE TOWN RECORD
PLAN REFERENCES**

1960 HOPEDALE ASSESSOR'S MAP
1949 HOPEDALE TOWN BOUNDARY
PLAN BY R. SMETHURST
1915 HOPEDALE ASSESSOR'S MAP

**RAILROAD
PLAN REFERENCES**

1909 GRAFTON & UPTON
RAILROAD PLANS
BY R.E. ALLEN & SON

PARCEL LINE TABLE

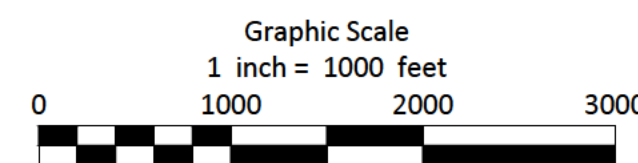
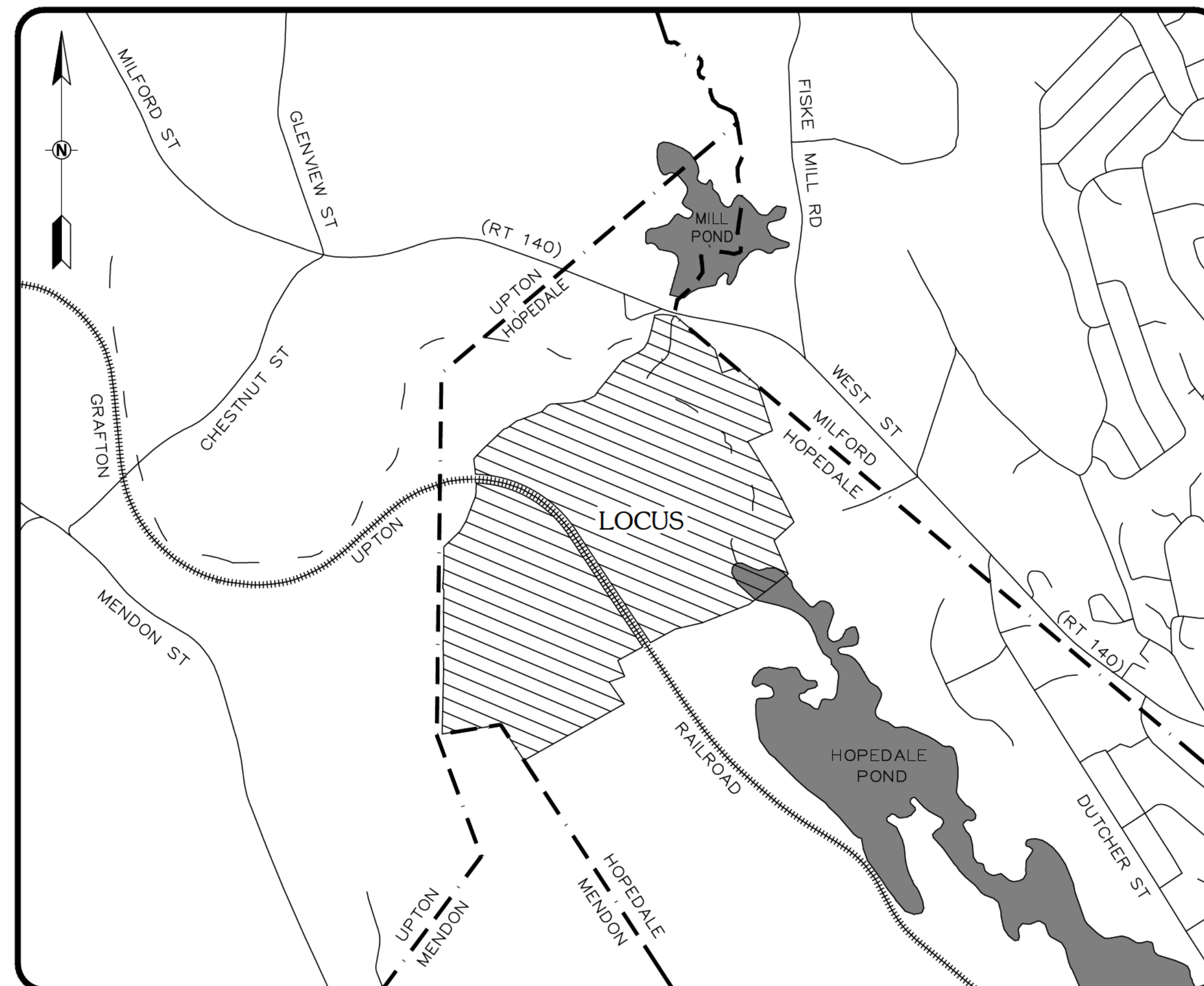
Line #	Length	Direction
L1	611.32	N01° 10' 56"E
L2	190.60	N00° 43' 30"W
L3	86.96	N00° 48' 48"W
L4	121.33	N01° 28' 22"E
L5	158.71	N00° 23' 50"W
L6	207.24	N01° 18' 13"E
L7	73.76	N04° 41' 04"E
L8	137.72	N02° 40' 48"E
L9	180.94	N00° 10' 59"W
L10	213.37	N45° 50' 41"E
L11	104.02	N30° 29' 59"E
L12	42.98	N24° 10' 06"E
L13	39.26	N19° 26' 45"E
L14	93.41	N21° 30' 38"E
L15	75.06	N21° 39' 14"E
L16	44.94	N09° 49' 09"E
L17	93.19	N01° 27' 44"E
L18	83.13	N05° 10' 38"W
L19	148.17	N05° 57' 57"W
L20	47.28	N40° 01' 39"E

PARCEL LINE TABLE

Line #	Length	Direction
L21	98.54	N44° 34' 16"E
L22	257.96	N46° 19' 28"E
L23	36.94	N72° 25' 40"E
L24	113.81	N52° 37' 15"E
L25	27.23	N75° 50' 35"E
L26	225.22	N69° 13' 17"E
L27	75.37	N44° 01' 10"E
L28	34.27	N60° 51' 44"E
L29	94.33	N86° 01' 15"E
L30	122.29	N86° 41' 04"E
L31	110.05	N77° 13' 17"E
L32	42.99	N74° 14' 55"E
L33	69.44	N61° 46' 09"E
L34	66.27	N34° 20' 25"E
L35	85.76	N39° 16' 01"E
L36	270.37	N39° 00' 48"E
L37	182.46	N61° 20' 45"E
L38	55.91	N53° 44' 19"E
L39	73.35	N31° 21' 50"E
L40	85.92	N16° 41' 40"E

PARCEL LINE TABLE

Line #	Length	Direction
L41	115.29	N13° 54' 01"E
L42	58.03	N10° 38' 22"E
L43	38.36	S78° 12' 06"E
L44	24.17	N49° 50' 37"W
L45	271.20	S78° 53' 24"E
L46	238.25	S79° 47' 16"E
L47	286.02	S73° 39' 46"E
L48	66.00	N46° 35' 09"E
L49	232.77	S16° 57' 24"E
L50	109.93	N72° 13' 36"E
L51	41.66	N77° 14' 36"E
L52	29.90	S49° 50' 37"E
L53	34.75	S49° 50' 37"E
L54	52.24	S18° 21' 23"E
L55	209.16	S17° 27' 17"E
L56	187.45	S18° 07' 53"E
L57	14.70	S45° 45' 29"W
L58	82.80	S61° 19' 22"W
L59	165.00	S23° 13' 37"E
L60	157.42	S70° 28' 28"W



PLAN NOTES

- THE PROPERTY LINES AND EXISTING CONDITIONS SHOWN HEREON ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY LIGHTHOUSE LAND SURVEYING LLC BETWEEN MARCH AND APRIL 2021.
- SURVEY TRAVERSE POINTS 2, 19, AND 50 WERE OBSERVED WITH A CARLSON BRX6+ GPS RECEIVER USING THE STATIC NOAA BASED ONLINE POSITIONING USER SERVICE (OPUS) MAINTAINED BY THE NATIONAL GEODETIC SURVEY.

HORIZONTAL DATUM:
MASSACHUSETTS STATE PLANE - MAINLAND ZONE NAD83 (2011)
EPOCH 2010.00 - US FEET

VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B) - US FEET
- ALL ON-THE-GROUND OBSERVATIONS WERE PERFORMED USING LEICA TS12 (3") ROBOTIC TOTAL STATIONS.
- THE LEGAL STATUS OF THE STREETS AND/OR WAYS SHOWN HEREON, WHETHER THEY ARE PUBLIC OR PRIVATE, WAS NOT MADE PART OF THIS SURVEY.
- CARPENTER ROAD IS AN ANCIENT WAY OF VARIABLE WIDTH RANGING FROM 1 ROD TO 2 RODS WIDE AND BOUNDED BY INTERMITTENT STONEWALLS ON BOTH SIDES. THE WAY IS DESCRIBED IN DEEDS DATING BACK TO 1844 (SEE DB 387 PG 630) AND ILLUSTRATED ON MAPS AND PLANS DATED BACK TO 1830 (SEE TOWN OF HOPEDALE & LIBRARY OF CONGRESS PLAN REFERENCES).
- OWNERS NAMES SHOWN HEREON ARE BASED UPON ASSESSORS INFORMATION OBTAINED AS OF THE DATE OF THE SURVEY. IT DOES NOT REPRESENT A CERTIFICATION OF TITLE NOR DOES IT GUARANTEE THE OWNERSHIP OF LOCUS OR ABUTTING PROPERTIES.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	157.03	389.39	23° 06' 22"	S89° 45' 17"E	155.971
C2	83.98	389.39	12° 21' 26"	S72° 30' 49"W	83.818
C3	241.01	389.39	35° 27' 47"	N84° 04' 00"E	237.183
C4	11.85	2033.00	0° 20' 03"	S75° 03' 08"E	11.854
C5	130.24	2032.97	3° 40' 15"	S77° 03' 17"E	130.222
C6	391.78	1052.00	21° 20' 16"	S54° 24' 04"E	389.520

I CERTIFY TO THE EXISTENCE OF THE FOLLOWING:

THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, TITLE 250 CMR 6.00.

THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THAT THE LINES OF STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DRAFT

APRIL 15, 2021

PROFESSIONAL LAND SURVEYOR

DATE

REVISIONS:

REV #	DATE	DESCRIPTION

PREPARED BY:

EDC Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
(508) 480-0225

PROJECT:

GRAFTON & UPTON RAILROAD
364 WEST STREET
(WORCESTER COUNTY)
HOPEDALE, MASSACHUSETTS

TITLE:

**EXISTING BOUNDARY
PLAN OF LAND**

PREPARED FOR:
Grafton & Upton Railroad Company
42 Westboro Road
North Grafton, Massachusetts 01536

DATE:

APRIL 15, 2021

1 OF 2
EDC PROJECT NUMBER
3659

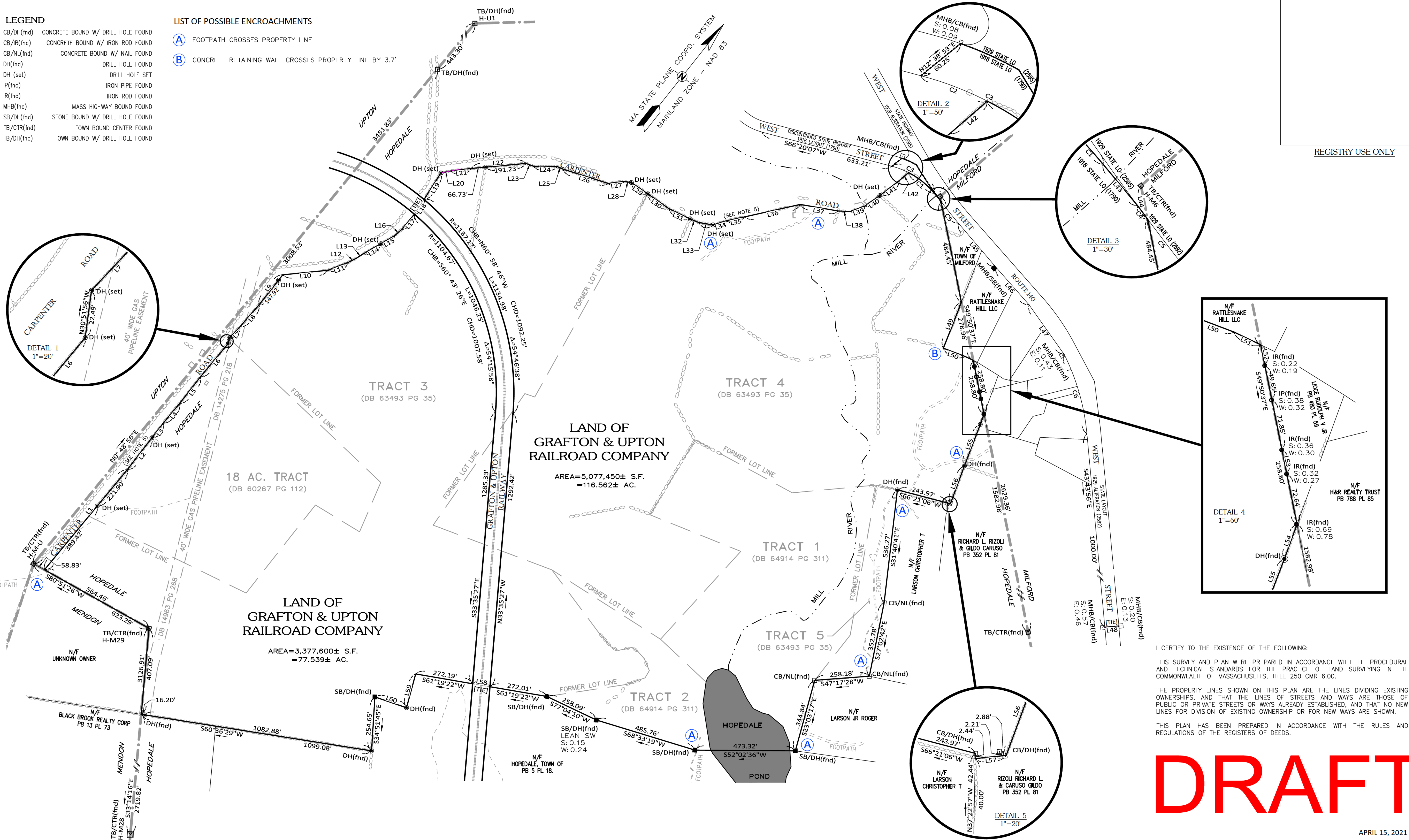
DRWN BY: ZRB
CHK'D BY: PSB
APRVD BY: RWR

LEGEND

- CB/DH(fnd) CONCRETE BOUND W/ DRILL HOLE FOUND
- CB/R(fnd) CONCRETE BOUND W/ IRON ROD FOUND
- CB/NL(fnd) CONCRETE BOUND W/ NAIL FOUND
- DH(fnd) DRILL HOLE FOUND
- DH (set) DRILL HOLE SET
- IP(fnd) IRON PIPE FOUND
- IR(fnd) IRON ROD FOUND
- MHB(fnd) MASS HIGHWAY BOUND FOUND
- SB/DH(fnd) STONE BOUND W/ DRILL HOLE FOUND
- TB/CTR(fnd) TOWN BOUND CENTER FOUND
- TB/DH(fnd) TOWN BOUND W/ DRILL HOLE FOUND

LIST OF POSSIBLE ENCROACHMENTS

- (A)** FOOTPATH CROSSES PROPERTY LINE
- (B)** CONCRETE RETAINING WALL CROSSES PROPERTY LINE BY 3.7'



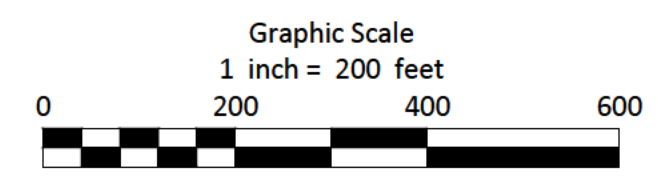
I CERTIFY TO THE EXISTENCE OF THE FOLLOWING:
 THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, TITLE 250 CMR 6.00.
 THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THAT THE LINES OF STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
 THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DRAFT

APRIL 15, 2021
 PROFESSIONAL LAND SURVEYOR DATE

REV #	DATE	DESCRIPTION

DRWN BY: ZRB
 CHK'D BY: PSB
 APRVD BY: RWR



PREPARED BY:
EDC Engineering Design Consultants, Inc.
 32 Turnpike Road
 Southborough, Massachusetts
 (508) 480-0225

PROJECT:
GRAFTON & UPTON RAILROAD
 364 WEST STREET
 (WORCESTER COUNTY)
 HOPEDALE, MASSACHUSETTS

TITLE:
**EXISTING BOUNDARY
 PLAN OF LAND**
 PREPARED FOR:
 Grafton & Upton Railroad Company
 42 Westboro Road
 North Grafton, Massachusetts 01536

DATE:
 APRIL 15, 2021
 2 OF 2
 EDC PROJECT NUMBER
 3659

PHASE 1 - RED TEXT

PHASE 2- BLUE TEXT

WAREHOUSES 350' x 750'

PHASE 1 - NEW EAST SIDING 2286 TRK FT

PHASE 1-RELOCATE
EXISTING MAIN 8' EAST AND
REHABILITATE 2267 TRK FT

PHASE 1 -
SWITCHES (2)

FOUR TRACKS ON 16' CENTERS

PHASE 2 - NEW MAIN (RUN-AROUND) 2247 TRK FT

PHASE 2 - NEW WEST SIDING 2227 TRK FT

MISC CONNECTING TRACKS 608 TRK FT

PHASE 1 - SWITCHES (2)

GRAFTON AND UPTON RAILROAD
42 WESTBORO ROAD, NORTH GRAFTON MA 01536
OFFICE PHONE 508-839-1701 MARKETING 860-827-8924
EMAIL info@graftonuptonrr.com

STAT ID#	NORTH HOPEDALE
MP	NA TO MP
TRK#	NA
SECTY NAME	NA
TITLE	PROPOSED NEW TRACKS AT NORTH HOPEDALE
SCALE	1"=50' PD
SHT	OF
NO	PK
DESIGN NO.	09A005
SHT FILE NAME	09A005C2L0W0
DESIGN	DATE
BY	BY
APP'D	DATE

EXISTING
TRACK CENTER
SINGLE TRACK
MAIN

NORTH
END

OPTIONAL
#10 EQUILATERAL TURNOUT

OPTIONAL
#10 EQUILATERAL TURNOUT

82'

#10 EQ TURNOUT

=11=~~10~~ TURNOUT

=11=~~10~~ EQUILATERAL
TURNOUT

=11=~~10~~
TURNOUT

SOUTH END

GRAFTON AND UPTON RAILROAD
42 WESTBORO ROAD, NORTH GRAFTON MA 01536
OFFICE PHONE 508-839-1701 MARKETING 860-627-8924
EMAIL info@grafonuptonrr.com

STATION

MP To MP
N/A N/A

TRACK

BENCH MARK
SEEF/D

TITLE

**PROPOSED NEW
TRACKS AT
NORTH HOPEDALE**

SCALE
SEEF/D

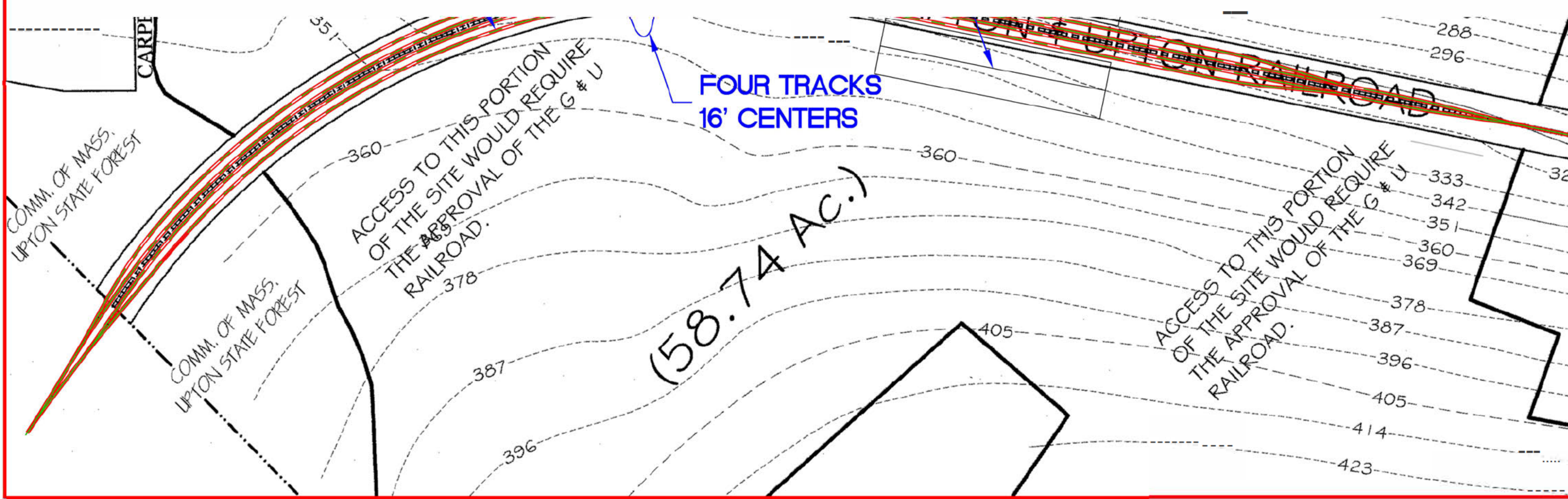
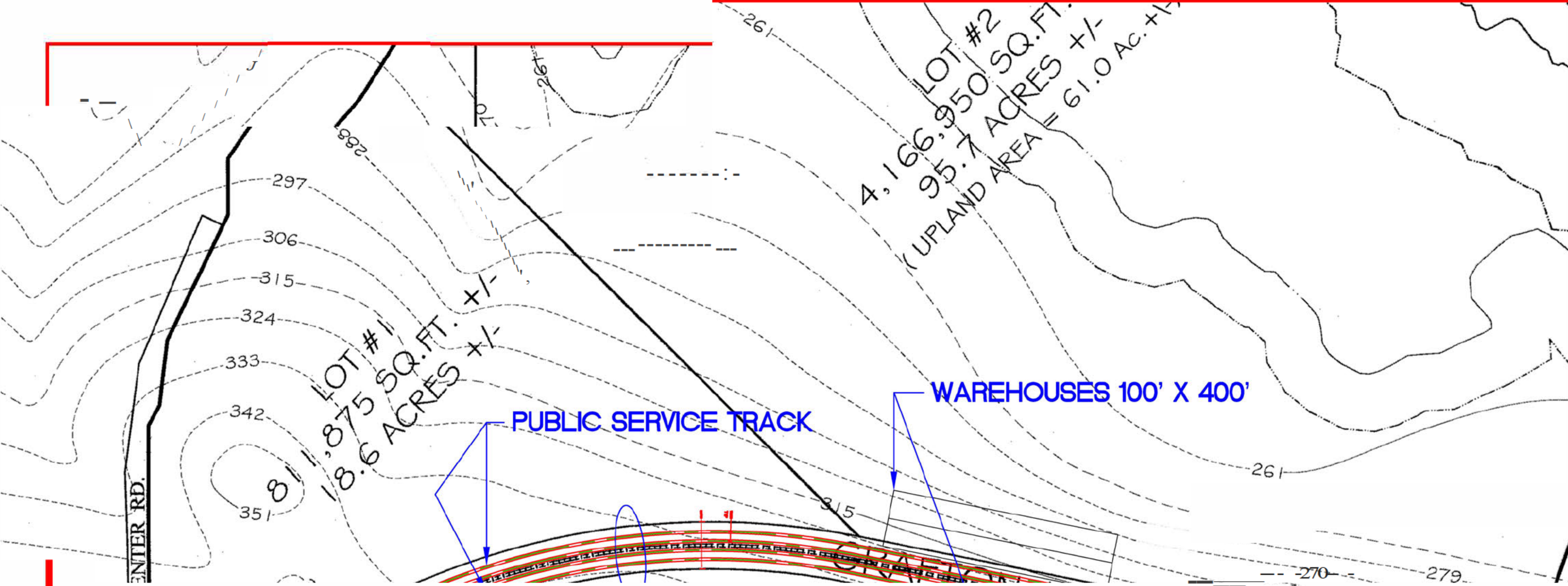
SHT OF REV
3 3 K

JOB No.
CHJ035

DWG FILE NAME
GN035C3.DWG

DRAWN DATE
BCV 121

APPROVED DATE



GRAFTON AND UPTON RAILROAD
42 WESTBORO ROAD, NORTH GRAFTON MA 01536
OFFICE PHONE 508-839-1701 MARKETING 860-627-8924
EMAIL info@grafonuptr.com

MP	STATION
TRACK	ID IF
N/A	N/A
BENCH MARK	SEE P/D
TITLE	
SCALE	SEE P/D
SHT of	REV
1 of 8	K
JOB NO.	
GNU035	
DWG FILE NAME	
GNU035C3.DWG	
DRAWN	DATE
BCW	8/21
APPROVED	DATE

ESTIMATING SPREAD SHEET, GU NORTH

3700 TRK FT, 4 TURNOUTS

DESCRIPTION	COST/HR	QTY	U/M	HRS	M/U	EXTENDED
TIE 7" INDUSTRIAL GRADE NEW	\$ 69.00		250 EA		1 1.10	\$ 18,975.00
TIE 7" VERY GOOD RELAY	\$ 35.00		695 EA		1 1.10	\$ 26,757.50
TIE PLATE, DOUBLE SHOULDER 5.5" EXCELLENT RELAY	\$ 10.50		4834 EA		1 1.10	\$ 55,832.70
SPIKES 5/8" CUT 100LB KEGS	\$ 89.00		125 KEG		1 1.10	\$ 12,237.50
115RE RAIL, EXCELENT RELAY	\$ 797.00		150 TON		1 1.10	\$ 131,505.00
JOINT BARS 115RE TOELESS RELAY 4 OR 6 HOLE	\$ 88.00		220 EA		1 1.10	\$ 21,296.00
COMPROMISE JOINT BAR 115RE X 112RE	\$ 478.00		4 PR		1 1.10	\$ 2,103.20
TRK BOLT, 1 X 6 NEW W/NUT & LK WSHR	\$ 2.60		1344 SET		1 1.10	\$ 3,843.84
RAIL ANCHOR DRIVE ON 5.5" BASE	\$ 2.05		4108 EA		1 1.10	\$ 9,263.54
SWITCH TIMBER KIT #10 TURNOUT	\$ 8,000.00		3 EA		1 1.10	\$ 26,400.00
TURNOUT KIT COMPLETE, 115RE #10 SAMPSON PT EX RELAY	\$ 14,800.00		4 SET		1 1.10	\$ 65,120.00
SWTICH OPERATING STAND, CENTURY 51A	\$ 950.00		4 ASSY		1 1.10	\$ 4,180.00
HAYES HBX DERAIL	\$ 980.00		3 ASSY		1 1.10	\$ 3,234.00
GRAVEL, PROCESSED	\$ 18.50		1415 TON		1 1.10	\$ 28,795.25
BALLAST AREMA 4-4A	\$ 19.50		2600 TON		1 1.10	\$ 55,770.00

\$ 465,313.53

ROUGH GRADE, FINE GRADE AND PLACE FIRST 4" OF BALLAST

DESCRIPTION	COST/HR	QTY	U/M	HRS	M/U	EXTENDED
CONSTRUCTION SUPERVISOR EIC	\$ 50.00		1 EA		80 1.00	\$ 4,000.00
FOREMAN	\$ 67.00		1 EA		80 1.35	\$ 7,236.00
OPERATOR	\$ 49.00		4 EA		80 1.35	\$ 21,168.00
LABORER	\$ 46.00		2 EA		80 1.35	\$ 9,936.00
CREW/TOOL TRUCK	\$ 63.33		1 EA		80 1.25	\$ 6,333.00
EXCAVATOR	\$ 89.80		2 EA		80 1.25	\$ 17,960.00
BULLDOZER	\$ 28.00		2 EA		80 1.25	\$ 5,600.00
ROLLER, 20 TON	\$ 66.00		2 EA		80 1.25	\$ 13,200.00
TRACTOR TRAILER DUMP	\$ 64.60		4 EA		80 1.25	\$ 25,840.00

\$ 111,273.00

CONSTRUCT WOOD TIE PLAIN TRACK 3692

DESCRIPTION	COST/HR	QTY	U/M	HRS	M/U	EXTENDED
CONSTRUCTION SUPERVISOR EIC	\$ 50.00		1 EA		125 1.35	\$ 8,437.50
FOREMAN	\$ 67.00		1 EA		125 1.35	\$ 11,306.25
OPERATOR	\$ 49.00		2 EA		125 1.35	\$ 16,537.50
LABORER	\$ 46.00		3 EA		125 1.35	\$ 23,287.50
CREW/TOOL TRUCK	\$ 63.33		1 EA		125 1.25	\$ 9,895.31
EXCAVATOR	\$ 89.80		1 EA		100 1.25	\$ 11,225.00
GRAPPLE TRUCK	\$ 129.00		1 EA		125 1.25	\$ 20,156.25
TRACTOR TRAILER DUMP	\$ 64.60		1 EA		0 1.25	\$ -
PETTIBONE SPEED SWING	\$ 65.70		1 EA		125 1.25	\$ 10,265.63
SPIKER, NORDCO MODEL CX OR EQUAL	\$ 150.00		1 EA		40 1.25	\$ 7,500.00
AIR COMPRESSOR	\$ 19.50		1 EA		125 1.25	\$ 3,046.88

\$ 121,657.81

RELOCATE EXISTING MAIN TRACK, INSTALL 945 TIES, SPOT BALLAST AND SPOT TAMP

DESCRIPTION	COST/HR	QTY	U/M	HRS	M/U	EXTENDED	COMMENTS
CONSTRUCTION SUPERVISOR EIC	\$ 50.00		1 EA		20 1.35	\$ 1,350.00	
FOREMAN	\$ 67.00		1 EA		20 1.35	\$ 1,809.00	
OPERATOR	\$ 49.00		2 EA		20 1.35	\$ 2,646.00	
LABORER	\$ 46.00		3 EA		20 1.35	\$ 3,726.00	
CREW/TOOL TRUCK	\$ 63.33		1 EA		20 1.25	\$ 1,583.25	
EXCAVATOR	\$ 89.80		1 EA		20 1.25	\$ 2,245.00	
GRAPPLE TRUCK	\$ 129.00		1 EA		20 1.25	\$ 3,225.00	
TRACTOR TRAILER DUMP	\$ 64.60		1 EA		10 1.25	\$ 807.50	
PETTIBONE SPEED SWING	\$ 65.70		1 EA		20 1.25	\$ 1,642.50	
SPIKER, NORDCO MODEL CX OR EQUAL	\$ 71.56		1 EA		10 1.25	\$ 894.50	
TORSION BEAM TAMPER	\$ 179.10		1 EA		8 1.25	\$ 1,791.00	
PRODUCTION REGULATOR	\$ 72.00		1 EA		6 1.25	\$ 540.00	
AIR COMPRESSOR	\$ 19.50		1 EA		20 1.25	\$ 487.50	

\$ 22,747.25

CONSTRUCT TURNOUTS (4)							
DESCRIPTION	COST/HR	QTY	U/M	HRS	M/U	EXTENDED	COMMENTS
CONSTRUCTION SUPERVISOR EIC	\$ 50.00		1 EA	80	1.35	\$ 5,400.00	
FOREMAN	\$ 67.00		1 EA	80	1.35	\$ 7,236.00	
OPERATOR	\$ 49.00		2 EA	80	1.35	\$ 10,584.00	
LABORER	\$ 46.00		3 EA	80	1.35	\$ 14,904.00	
CREW/TOOL TRUCK	\$ 63.33		1 EA	80	1.25	\$ 6,333.00	
EXCAVATOR	\$ 89.80		1 EA	0	1.25	\$ -	
GRAPPLE TRUCK	\$ 129.00		1 EA	40	1.25	\$ 6,450.00	
TRACTOR TRAILER DUMP	\$ 64.60		1 EA	20	1.25	\$ 1,615.00	
PETTIBONE SPEED SWING	\$ 65.70		1 EA	80	1.25	\$ 6,570.00	
AIR COMPRESSOR	\$ 19.50		1 EA	80	1.25	\$ 1,950.00	
							\$ 61,042.00

BALLAST AND SURFACE ALL TRACKS AND TURNOUTS 2 FULL PASSES							
DESCRIPTION	COST/HR	QTY	U/M	HRS	M/U	EXTENDED	COMMENTS
CONSTRUCTION SUPERVISOR EIC	\$ 50.00		1 EA	40	1.35	\$ 2,700.00	
FOREMAN	\$ 67.00		1 EA	40	1.35	\$ 3,618.00	
OPERATOR	\$ 49.00		1 EA	40	1.35	\$ 2,646.00	
LABORER	\$ 46.00		1 EA	40	1.35	\$ 2,484.00	
CREW/TOOL TRUCK	\$ 63.33		1 EA	40	1.25	\$ 3,166.50	
EXCAVATOR	\$ 89.80		0 EA	40	1.25	\$ -	
TRACTOR TRAILER DUMP	\$ 64.60		1 EA	40	1.25	\$ 3,230.00	
BALLAST CAR	\$ 35.00		1 EA	40	1.25	\$ 1,750.00	
PETTIBONE SPEED SWING	\$ 65.70		1 EA	40	1.25	\$ 3,285.00	
TORSION BEAM TAMPER	\$ 179.10		1 EA	40	1.25	\$ 8,955.00	
PRODUCTION REGULATOR	\$ 72.00		1 EA	30	1.25	\$ 2,700.00	
							\$ 34,534.50

INSTALL HAYES HBX DERAILS (4)							
DESCRIPTION	COST/HR	QTY	U/M	HRS	M/U	EXTENDED	COMMENTS
CONSTRUCTION SUPERVISOR EIC	\$ 50.00		1 EA	2	1.35	\$ 135.00	
FOREMAN	\$ 67.00		1 EA	8	1.35	\$ 723.60	
OPERATOR	\$ 49.00		1 EA	8	1.35	\$ 529.20	
LABORER	\$ 46.00		2 EA	8	1.35	\$ 993.60	
CREW/TOOL TRUCK	\$ 63.33		1 EA	8	1.25	\$ 633.30	
PETTIBONE SPEED SWING	\$ 65.70		1 EA	0	1.25	\$ -	
AIR COMPRESSOR	\$ 19.50		1 EA	4	1.25	\$ 97.50	
							\$ 3,112.20
DESIGN / ENGINEERING							\$ 2,000.00
SURVEY STAKE-OUT							\$ 4,000.00
CONTRACTOR MOBILIZATION - DEMOBILIZATION							\$ 12,000.00

PHASE I GRAND TOTAL \$ 837,680.29

REZONING PETITION

HARTFORD AVENUE PROPERTIES, LLC
PO BOX 444
MENDON, MA 01756

To see if the Town will vote to amend the existing Zoning Map of the Town of Hopedale
Massachusetts as follows:

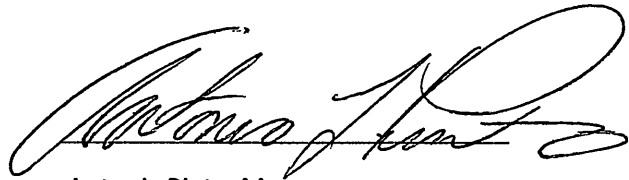
Amend the Zoning of 150-156 Hartford Avenue, Hopedale, MA
From
Present Zoning GB-A
to Commercial. [C]

The language of this section is written to provide broad latitude in the process:

- To amend zoning to allow Retail Marijuana sales in the above address by amending such address to a Commercial District allowing a Marijuana Establishment in such district at said address.

By removing the following from GB-A District and establishing it as a Commercial [C]
District:

Parcel ID 24-45-0 and 24-45-1



Antonio Pinto, Manager
Hartford Avenue Properties, LLC

Dated: April 14, 2022