

On-going event log of activities directly, and indirectly, related to the Hopedale W&S efforts to preserve and protect the water supply.

(last updated 4/2/2024)

Date	Event	Notes/Summary	Source Docs
2/14/2019	An environmental firm is a guest to discuss the Fly Ash silos. GURR President attends a W&S meeting.	GURR is asked if they have any plans to expand. Response is that they have the right to expand, won't answer if they have plans to expand	Meeting minutes
Discovery items uncovered at various times	Nov 2017 – GURR presentation Oct 2018 Jan 17, 2019 Feb 21, 2019	Later discovered that GURR did a presentation back in 2017 which included the West St property Oct 2018 - BOS approved GURR's fly ash plan without contacting WS or Conservation Jan 17 DEP Wetland ruling Army Core notice of violation letter	https://ebcne.org/wp-content/uploads/2017/11/11-07-17-MASTER-Rail-Haul-of-Solid-Waste.pdf BOS Silo Approval Letter DEP Decision Wetland Protection 2020 NAE-2019-00171 NOV
3/15	GURR files to take property by eminent domain	Was Town notified? This was not made public until July	DPU Case 19-39
7/1	W&S is informed of the DPU filing	WS is notified by a resident who saw it in a Worcester paper. Town Admin was aware of this, meeting with GURR meeting to be held on 7/15	Email exchange
7/15	BOS / GURR meeting	GURR presents plans for the property they are attempting to acquire	
7/17	DPU Public Hearing	Held at the HS	
7/23	W&S Meeting	WS Vote to intervene; filed	WS Meeting minutes
7/25	BOS Public Forum	BOS does not make a decision whether to intervene or not.	
7/30	BOS meeting, W&S Files to Intervene	W&S provides letter to intervene to BOS; In executive session BOS decides to intervene	(BOS has not posted minutes from this meeting)

7/31	BOS email 'disagrees' with W&S; KP files to intervene for BOS	Email only states BOS disagrees with W&S as lead, not with W&S's independent counsel; email chain concludes with W&S (CB's) recommendation	7/30 emails
8/2	Peer Review report	EnviroTrac: Summary of Environmental Document Review: 1, 6 and 7 Fitzgerald Drive 12 and 16 Depot St	Report: Peer Review
8/8 to 9/30	W&S confirms steps to pursues special counsel	Mackie Shea files supplemental info for W&S	W&S Minutes; DPU Filing – DPU case 19-39 EEonline.eea.state.ma.us/DPU/Fileroom HBWSC_Motion_to_Intervene_8-30-19.pdf Supplement_to_HBWSC_Motion_9-27-19.pdf
10/25	Joint meeting regarding FlyAsh silos;	A rather contentious meeting. GURR even mentions W&S's special counsel.	Joint meeting letter and Minutes: Joint Letter to GURR WS minutes-Joint Meeting October 25, 2019
11/4	TM prep meeting	First indication that BOS does not approve of special counsel	11/6 KP special counsel letter
11/12	TM – WS submits an amendment to ask the residents to authorize WS special counsel	W&S amendment is denied; Is never brought to a vote	
11/25	Joint Meeting w/BOS	WS is requesting approval for Special Counsel to fulfill our responsibility to preserve/protect the water supply.	Decision to be made in follow-up meeting.
2020	Event	Notes/Summary	Source Docs
Feb 25 2020	Follow-up joint meeting	BOS denies W&S special counsel, but agrees to use Mackie/Shea as their firm to pursue the DPU filing. Will operate 'together', with Tim being the lead resource.	Executive session minutes (still have not been posted?)

			DPU case 19-39 for details
July 13 2020	GURR files intent to purchase	GURR has a P&S for West St, which triggers Hopedale's right of first refusal. BOS recommends waiving this right at the very first meeting.	BOS remarks doc: bos_remarks_re_ppp-gu_railroad_and_town_of_hopedale
July 13, 2020	GURR's IRAP grant application	BOS supports this with little discussion regarding the actual project associated with this grant	IRAF BOS Letter 2020
July 14- Oct 24	Many meetings, activities to address Town's options	Key questions: Can the Town afford the property? If so, should the Town acquire the property? Regarding WS use of special counsel – RoFR is a separate issue. Although same counsel, reports directly to BOS	Town's website - RoFR page Related Documents: W&S Land Recap Blackstone Valley Watershed letter Hopedale Foundation Donation commitment Finance Committee Report (Anonymous Donor Commitment – to BOS)
Sept 18	Did not receive Fish and Game ILF grant	Some of the reasons why the pre-proposal did not rate highly were related to project readiness, feasibility in terms of funding and concern regarding potential effects of the existing railroad easement on aquatic resources	Letter: Hopedale Mill River Pre_ILF Preproposal Response_NS
Sept 29	Holliston Land violation	GURR clears land in Holliston	Holliston555_land_disturbance_violation
Oct 8	Special Town Meeting Warrant	Resident petition for land acquisition article	
Oct 15	GURR letter to BOS	GURR letter informing the Town that they had taken over the Trust that owned the land Response to GURR's Oct 15 Letter to BOS regarding WS chairman	Posted to Town RoFR page 10-23-2020 EB to BOS regarding GURR letter

Oct 21	Town's response to GURR	Town hold an irrevocable option to purchase the Forestland	(Letter from Peter Durning)
10/24/2020	Special Town Meeting	Outdoor meeting, attended by 400+ Near unanimous vote to acquire the property	Town meeting warrant, motions, minutes
10/30/2020	BOS Meeting	BOS votes to exercise RoFR and acquire the property	BOS Meeting minutes
11/23/2020	BOS Meeting – GURR IRAP grant/project	BOS “re-affirms” their support of the GURR IRAP grant, with no discussion/details regarding the project.	IRAP application starts on page 55 of BOS packet 11232020 IRAP Note to BOS (unofficial WS response because there was not time for a WS meeting. Verbally stated at the BOS meeting)
11/23/2020	C Burke WS Resignation	Letter from GURR owner questions the resignation	12-20-2020 C Burke letter to B Keyes
11/24/2020	Land Court Hearing	Mediation Screening Order. By January 22, 2021 parties to complete mediation screening. By the January 25, 2021 parties to submit written joint report to the court as to outcome of the mediation screening	2020.11.24 Hearing on Preliminary Injunction Land Court Case: 20 MISC 000467
12/13/2020	Rep Murray's Hopedale Railroad Concern letter	Responding to a resident's email, Rep Murray – what the RR has done is a house of cards.	Rep Murray Letter 12 13 2020
12/17/2020	Mediation Screening	BOS agrees to enter mediation session (12/21 BOS meeting) Chair Keyes – “let the residents know that they will not be entering into a binding agreement without hearing input from the public, Boards and Commissions”	BOS 12/21/2020 Meeting minutes
Dec 20	Watershed Video	Doug Scott Video	Video Link https://youtu.be/6AyC0JtycpU
2021	Event	Notes/Summary	Source Docs
1/8	BOS Land Court Mediation	First Mediation session between GURR and BOS.	

1/20	WS/BOS Meeting	Executive Session (Details of a settlement agreement were <u>NOT</u> discussed)	WS Executive Session Minutes
1/21	BOS Land Court Mediation	Second Mediation session between GURR and BOS	
1/25	Land Court BOS Meeting	Due to report back After 2 sessions, without input from any other Town board, BOS votes to accept a settlement with GURR (Split Vote 2-1)	Settlement Term Sheet
2/4	Conservation Committee and WS hold a joint meeting	The settlement was reviewed. WS confirms the overreach, “cease and desist” letter. WS and Con Comm sent separate additional concerns ‘draft’ letters.	WS Settlement letter Feb5 WS Concerns Feb5 (Con Comm presentation)
2/8	Hopedale BOS	BOS Confirms / executes an updated settlement, despite requests for pause, feedback from WS, Conservation Committee and Citizen’s 10 notice.	[2021.02.08] Settlement Agreement and Mutual Release of All Claims with exhibits – executed [2021.02.08] COST SHARING AGREEMENT - executed by Town Trust and GURR 10 Citizens notice
2/8	Milford BOS	Milford BOS retains ownership of West St property, citing truck traffic concerns	Milford 2-8-21
2/24	Hopedale Foundation	Hopedale Foundation notifies BOS that their financial assistance for the Town to purchase 155.24 acres still stands. “However the Trustees... will revisit this vote again in	Hopedale Foundation to BOS

		the future should the facts change at the time of final purchase.”	
2/25	WS Meeting: Updated settlement and Cost Sharing Agreement	Cost Sharing is sent to WS for signatures. WS does not sign, creates a list of initial questions.	WS Cost Sharing Questions
3/3	10 Citizens Complaint is filed	Lawsuit against the Town to void the settlement and return the full 155 acres to the Town of Hopedale for conservation and parklands	Verified Complaint
3/10	Worcester Superior Court	Case: 2185CV00238 Search Worcester Superior Court, Worcester, Case Number	https://www.masscourts.org/eservices/search.page.3?x=dnSpwrxQr6CSjtu6KnfVaw
3/11	WSC	Supplemental filings Preliminary injunction, denied	
3/19	WSC	Citizen’s Appeal -	Citizens appeal
4/8	WSC	Citizen’s win appeal, Injunction to stop the execution of the ‘settlement’	Appeals Court ruling
4/12	Citizen’s group letter	Letter to BOS related to the potential next steps	Reilly Letter (4/12)
4/16	BOS Letter	To the Hopedale Foundation, explaining that the amount of land to be acquired has changed.	BOS Letter to Hopedale Foundation Trustees
4/26	KP Letter	Related to the potential next steps	KP #760799 HOPD Status statement
5/6	Supplemental filings	Additional filings related to the appeals ruling	Plaintiff motion judgement Plaintiff Opposition to RR Memorandum in support of Motion Judgement
5/8	Hopedale Foundation	Charitable donation “on hold” until Town completes purchase, final details are known	Hopedale Foundation May 5 letter
5/17	Supplemental filings	Additional filings, responses related to the appeals ruling	Corr-5-17-21 David Lurie KP #764076 G&U Opposition

5/19	Draper vs GURR/BOS	Case 4:18-cv-40209-TSH Surface Transportation Board The full complaint with many additional Exhibits is filed in Worcester Superior Court	Amended Memo of Remand petfordecoderFD36518051321 Order Entering Agreement for judgement Reply to GURR Petition for Declaratory Order
6/1	Citizen's 10 filing	Memorandum both in Opposition to the Hopedale Board of Selectmen's Cross-Motion for Judgment on the Pleadings and as a reply in support of Plaintiffs' Motion for Judgment	Plaintiff Memo in Opp and Reply MJP
7/9	West St land clearing activity	Land clearing activity was reported which triggered a series of actions and questions. This eventually became part of the court case but unfortunately, not until significant clearing had been done.	July 9 Activities recap
7/29	555 Hopping Brook	Holliston planning board officially denies the special permit for 555 Hopping Brook (GURR's warehouse project)	https://stop555hoppingbrook.com/ https://www.milforddailynews.com/story/news/2021/01/06/developer-facing-lawsuit-residents-massive-holliston-project-totaling-nearly-1-5-million-square-feet/4097935001/
8/17	Grafton EPA issue	Lack of a safety plan	https://graftoncommon.com/epa-is-tracking-complaints-as-it-seeks-settlement-with-grafton-upton-railroad-over-safety-plan/
9/5	Land clearing and bridge work	Claiming this is GURR property, GURR has started developed The Mendon portion of Carpenter Rd, south of the tracks is a land locked lot owned by GURR. But the long stretch from the tracks to Rt 140 is part of the	Carpenter Rd map Video of the substantial destruction caused to the Forestland by the Railroad's land-clearing while the Appeals Court injunction remained in effect can be viewed at:

		Chapter 61 364 West St property.	https://www.dropbox.com/sh/ynr9dherkr6io1c/AAApX9viCmH1vW77qQRbN7X5a/MP4?dl=0&preview=DJI_0236.MP4&subfolder_nav_tracking=1
9/9 9/24	Citizen 10 Court Case	Judge issues a temporary order to stop development on the property Which remains in effect, per 9/24 ruling	Preliminary Injunction Sept242021 Note the judge's comment – "If the plaintiffs are successful in this lawsuit, the Forestland would remain in its natural state."
9/29	Select Board Meeting	GURR presents IRAP and Settlement, during a "no questions allowed" segment of the meeting A GURR meeting attended by some Hopedale officials was held in Upton on 8/18.	Refer to the SB meeting video and materials No details of the meeting in Upton have been provided. (as of 10/14)
10/2	Grafton	Grafton reports EPA settlement – The EPA has finalized a settlement with the Grafton & Upton Railroad for alleged violations of federal chemical accident prevention requirements at the North Grafton propane distribution terminal.	https://graftoncommon.com/grafton-upton-railroad-must-pay-52k-train-responders-in-epa-settlement/#main
10/14	IRAP Requests	GURR's FY22 IRAP requests	GU-FY22 Hopedale and Upton IRAP Applications
10/14	Hopedale Building Permits FlyAsh Monitoring	Email from the Building Commissioner stating that no building permits have been taken out on West St, or the railyard for over the past 3 years WS letter to SB for fly ash monitoring	Hopedale Building Permits Email Fly Ash monitoring Oct 2021
Nov 3	Surface Transportation Board	STB's ruling regarding the easement issue between Mill and GURR.	STB_Nov3_2021

		..this proceeding will be held in abeyance pending a decision from the state court.	
Nov 3	Appeals Court	Stop work order at 364 West St remains in effect. GURR's request to remove the stop work injunction is denied.	Appeals Court Nov3
Nov 10	Superior Court Ruling	Settlement is invalidated Ultimate ownership issue goes back to the Town (Select Board)	
Nov 22	Select Board Meeting	SB meeting to provide an update on the court ruling and SB's executive session. Hold a no comments, no questions session.	
Nov 24	Town request clarification	Town request clarification and additional time. Citizen's response	Town's request Plaintiff Opp to mot to clarify
Nov 24	Legal summary	Mass Lawyer's weekly article	Judge nixes deal over forest land
Dec 16	Court's clarification	Town of Hopedale does still hold the option to pursue the acquisition per Chapter 61 rights Note Judges Footnote #3 comments	Decision on Motion to Clarify
Dec 20	WS Impact Letter	Impact due to the clearing of watershed forestland	WS Impact Letter
2022			
Jan 4, 2022	Motion to vacate stipulation of dismissal	The Town's motion to pursue the acquisition of 364 West St	town motion to vacate
Jan 13, 2022	Nuclear Metals Superfund Site Concord MA	GURR is a subcontractor on this project to transport contaminated soils. (Concord to Hopedale railyard for rail transport.) Trucking plan should be coordinated with the town before this begins. (~late summer 2022)	https://nmisite.org/
Jan 13, 2022	Responses to dismissal	GURR's opposition and Hopedale's response to extending the stop work	GURR Opposition Extension of Injunctive Order Joinder of Town's Motion

		injunction and settlement dismissal	Response to GURR's settlement opposition
Jan 20	Additional Court info	Various filings	1.20.22 Hopedale Citizens Request Supp Verified Complaint of Intervenor Plaintiffs Hopedale Citizens Emergency Motion for Expedited Hearing Ltr to Chief Justice Carey RR's opposition
Jan 22	P. Durning letter	Additional info to support vacating the Land Court case	[2022.01.22] Town of Hopedale Supplemental Response to Request for Interdepartmental Transfer
Jan 28	Land Court ruling	Judge Rubin denies Hopedale's motion to vacate the land court settlement	20 MISC 000467 DRR - Decision
Feb 9	Legal meeting w/Superior Court Judge	WS note to Town Counsel Judge Goodwin: no legal basis for this court to extend the stop work injunction. RR will honor stop work order to 2/14	Note regarding the meeting with SC Judge Goodwin
Feb 10	SB Meeting	Votes to appeal, will hold a Special Town Meeting and request an extension to the injunction.	Durning Riley ltr 2.10.22
Feb 18	Land Court appeal preparation	Citizen's appeal information WS letter objecting to GURR's continued land clearing proposal	2.16.22 motion for injunction pending appeal land ct WS objection to land clearing
March 9	Land Court Mediation	Mediation attempt with Judge Lombardi fails to resolve the issue.	SB meeting video 3/9
March 24	Joint Meeting SB, Fin Com, ConComm, W&S	Keypoints: ConComm and WS – Settlement does not protect current water supply, nor does parcel A provide a potential future public water source due to the magnitude of RR development. Settlement's definition of a public well on Parcel A does not even make sense	Meeting video

		for Hopedale's size/requirements.	
March 26	Special Town Meeting	Article 8 to purchase the smaller parcel (Settlement Parcel A), defeated. Article 9 to accept the donation the RR's Mill Pond ownership, rejected. All articles in support of the "settlement", defeated.	Town Meeting video, WS Presentation
April 7	Land Court Appeal filings	Town and Citizen filings with supporting affidavits	Doc set:
April 25	BOS Drops appeal	By 2-1 vote, in Selectman Acudi's last meeting before the election, SB drops the appeal	SB Meeting video WS Letter / Durning response;
5/6	Superior Court injunction ruling	Injunction Denied, but as stated by the Judge: "In the court's view, the actions of the Railroad were wrong. In addition, there appears to be grounds to rescind the Settlement Agreement. This case, however, does not present an opportunity for this court to address those issues.	SC_Injunction May6 2022
5/8	SB Meeting, GURR IRAP request	SB (by 2-1 vote) supports latest GURR request (To do – post updated application. New application was included within the SB packet. RR President stated it was identical, except for some typo corrections.)	GURR_FY22_Hopedale_IRAP (original from Sept)
5/19	EPA West St site visit	EPA, DEP (wetlands) and Conservation Committee went to West St for a site visit. GURR did not allow the site visit, requesting it to be scheduled for another day. GURR is operating under a General Construction	EPA CPG and EPA CPG-previous 21 Grafton-Upton RR Hopedale SWPPP final- HWS

		Permit, and associated Storm Water Plan (SWPPP)	
5/23	SB Meeting	SB voted to contact/interview new counsel regarding the possibility of invalidating the settlement. SB also voted to send a follow-up letter to the DOT regarding the IRAP grant request	
6/2	WS Meeting	(EPA Residual Designation Permit Request)	Hopedale Residual Designation Petition June 2 2022
6/28	EPA 308 letter	EPA issued 308 letter, information request to GURR	GURR_308_Hopedale_6-22-22_signed
6/29	GURR Complaint	GURR open meeting complaint to WS	Open Meeting Law Complaint - WSC - June 29 2022 - FILED
7/5	Appeal Court docs	Citizens, Town and GURR appeal court docs	Brief of Town of Hopedale, Bernie Stock, and Brian Keyes GU Defs Brief & Add (file) Appellant Reply Brief w Addendum
7/11	Special Town Meeting	TM overwhelmingly approves article to authorize SB to take the West St property by eminent domain. Up to an assessed value of 3.9m	
Aug	GURR files for an emergency injunction to halt the eminent domain taking	Town's Eminent Domain taking is put on hold	MM aff 7.28.22
8/2	West St summary	Summary explaining the West St (Watershed) property issue, presented in draft form.	Being reviewed – Hopedale's Watershed Situation
8/8	Federal Court Documents	Set of docs filed by GURR and the Town related to the injunction to stop the eminent domain taking	6-Milanoski AFF, 032 – Defendants' Consolidated Opposition., 032-1,2,3 &4 Exhibits, Affidavit of Sean Reardon., Ed Burt 8.4 Affidavit Final, EO-364 West St Signed., GURR1-main, Hopedale citizens amicus, Motion for affidavit of Sean Reardon.. Opp to Motion for Affidavit of Sean Reardon..
8/10	Federal Court hearing	Judge – during the time needed to rule on this matter, I want things to	

		remain as is, status quo. RR - No more site work, Town do not file the taking	
8/11	EPA Residual Designation, GURR's Response	GURR's response to the EPA's information request. E Burt Follow-up Email	EPA – Response Letter, GURR 308 Hopedale., Email chain Aug 10 2022
8/22	EPA's Residual Designation followup	EPA's letter requesting more information from GURR; GURR "submitted an incomplete response"	Hopedale-Response-to-RD-Petition-Aug22
9/6	GURR open meeting violation	GURR's follow up to the open meeting violation and Town Counsel's response	GURR OML Appeal Hopedale WSC (09.04.22)
9/6	Boston Globe article	Globe published an article about the West St property	https://www.bostonglobe.com/2022/09/05/science/railroad-company-bulldozes-thousands-trees-enraging-residents-worried-about-impact-water-supply/?p1=Article_Recirc_Most_Popular&p1=Article_Recirc_Most_Popular
9/8	Boston Globe info	Information provided to Globe by E Burt	Information Provided as part of the Globe Story West St Picture Progression
9/8	Carver article	Related situation in Carver	https://savethepinebarrens.org/2022/09/07/railroad-company-president-responsible-for-project-proposal-to-bulldoze-thousands-of-trees-michael-milansoki-is-the-same-person-who-during-the-carver-town-meeting-in-april-2018-deceived-coerced-an/ https://savethepinebarrens.org/
9/14	GURR records request	GURR submits a Freedom of Information records request	FOIA Request Town of Hopedale (09.14.22)
9/27	Article - EPA extends residual designation in MASS		https://www.morganlewis.com/pubs/2022/09/epa-requires-permits-for-previously-unregulated-stormwater-discharges-in-massachusetts
10/5	NMI updates	Updated transportation plan and email QA exchange	T&D EPA Approval_5Oct22 with plan
10/6	GURR presentation	NOTE – this information was not provided to Hopedale until Dec of 2023	GU-EPA-10_6_22-sm

		Details of GURR's well exploration and GURR's presentation to use West St as a "Potential site for Mass Regional Clean Energy Hydrogen Hub"	
10/11	EPA West St updates	Site Visit Report; Residual Designation info due from GURR in Nov, GURR has NOT provided site plans	Inspection Follow-Up Letter_Grafton RR Hopedale Site Inspection Report_Grafton RR Hopedale Site_2022-09-06 GURR-Response-to-Aug-308_Response_September 23 EPA Email Oct 11 2022
11/4	GURR's Residual Designation Information response	GURR's response to the EPA information request.	EPA Final 2nd Response 11-4-22
11/15	EPA email	EPA clarification regarding their role in the SWPP and site activities – Site plan review and approval is conducted at the local level	EPA SWPPP email Nov 2022
11/15	State Appeals Court	3 panel of Judges heard the Appeals case regarding the Settlement's validity and status of the Town's Chap 61 rights	
11/17	West St situation summary	As recapped in Sept, this doc was approved for posted by the WS Commission	Hopedale's Watershed Situation
11/22	Federal Court – Status-quo period	GURR files a request to drill for water; the Town opposes	2022-11-09 Motion [dckt 59_0] 2022-11-09 Motion [dckt 59_1] Opp to RR Motion for Clarification
12/12	Lead Issue	WS / Town is notified about a lead issue filed by GURR with the DEP.	GURR West ST Lead Filing Document_ID_713879 Lead issue Notice

		DEP response RTN 2-0022153	NOR RTN 2-0022153
2023			
2/3	GURR ownership lawsuit	Court docs regarding GURR ownership and potential impact on West St	JDP MM preliminary injunction Motion re MM v JDP JDP opp to PI mot RR response
3/8	Appeals Court ruling	The Settlement agreement between the then Select Board and GURR is null, void. Citizens were right - SB acted outside of their scope of authority. Appeals court sent it back to Land Court	Appeals Court Ruling March 2023 “.. We conclude that the Land Court judge should not have denied the motion to intervene as moot, and accordingly we vacate that order and remand the matter to the Land Court” On November 4, 2021, the Superior Court judge issued her decision on the parties' cross motions for judgment on the pleadings, ruling in the citizens' favor that "the [b]oard exceeded its authority when it entered into the [s]ettlement [a]greement without [t]own [m]eeting authorization." No one challenges this ruling. ¹⁸
3/10	Lead Issue RTN	WS and partners are part of “additional public involvement”. See LSP email and WS comments/concerns	LSP EMAIL March 10 2023 RTN 2-0022153 LSP Email March 3 2023
4/3	Federal Court Ruling	Federal Court sends eminent domain matter to STB, while denying the Town to complete the eminent domain taking	Burroughs Order 4.3.23
5/1	STB filings status quo/work stop agreement	GURR’s request for an expedited ruling that preemption applies; Stop work agreement Hopedale’s response	23-4-19 ltr agreement_status_quo GURR petition for dec ord mot for expedited consideration Hopedale response STB-compressed
5/11	Land Court filings	State case to confirm Town’s Chapt 61 rights, including damages for forestry clearing request	Hopedale Citizens Post-Remand Memo ISO Intervention

5/11	Watershed Forestry	WS Commission summarizing/recapping the importance of the watershed forest	Watershed Forestry
5/16	Land Court	Zoom link	LandCourt May16 2023 Zoom link
7/13	Court documents	From the GURR case between the owner and (then) president. Affidavits mention tree clearing and associated wetlands issues and in the JDP filing, he states that MM's site plan was not feasible - "...site was not workable since slope issues make track installation impractical.."	MM opp to mot to modify PI JDP memo ISO PI modification JDP reply in further support of PI modification JDP mot to modify PI
8/4	Court Docs	GURR's response	GURR response to Hopedale, August 4, 2023
8/15	GURR ownership case	MM files wage complaint	MM v JDP Plymouth wage claim complaint
8/28	Status of the State and Federal Court cases	Land Court and Federal Court appeal status	Bos legal update August 28, 2023
9/1	Federal Appeal	Hopedale details the reasons for the appeal and the Town's rights to the property. This is an excellent overview of the entire issue. The greater good – RR's expansion desires vs Hopedale's public water supply	Brief of defendants - appellants - Town of Hopedale et al
9/13	Hopedale's Land Court Details	Details in doc1, ..highlighted by: But even if GURR's plan was merely "conceptual" or "preliminary" as GURR now claims, and GURR was planning all along just to use "some portion of	Sept. 13, 2023 motion dckt 85-0, 1, 2

		the [Forestland] for railroad purposes,” , it reveals an unfortunate but inescapable truth about GURR’s conduct. Ownership of the Forestland is hotly contested in Land	
10/13	Land Court ruling, Citizens' motion to intervene is ALLOWED	Accordingly, by November 17, 2023, defendants to file oppositions to the Town's and the Citizens' motions to vacate the stipulation of dismissal. By December 15, 2023, the Town and the Citizens to file their replies. By January 5, 2024, defendants to file their sur-reply. Hearing in person on motion to vacate stipulation of dismissal scheduled for January 9, 2024 (Note the January date was later changed to late March)	Land Court Ruling Oct 13 2023
11/17	Land Court filings	GURR filings Note, the Town and Citizen’s filing was done on 12/15	23-11-17 GU Opp Town Mtn Vacate 23-11-17 GU Parties Opp Taxpayer Motion to Vacate FINAL 23-11-17 Keavany Aff (w Exhibits)
11/18	Surface Transportation Board ruling	STB – the Town can NOT take rail property by eminent domain.	STB Nov 2023

12/11	DEP information	DEP provided a GURR presentation from Oct 2022 and information regarding GURR's well exploration. The well tests did not pass. An approved water source for the sites usage and fire prevention has yet to be established.	GU-EPA-10_6_22-sm J-016 SKETCH 5 PLAN 7-28-DEP-FILE RE_ bedrock test wells on GU property- Hopedale
12/15	Land Court Filings	Town of Hopedale and the Citizen's filing	Intervenors' Reply ISO Post Remand Motion to Vacate 2023-12-15 Hopedale's Reply in Support of Motion to Vacate
2024	Event	Notes/Summary	Source Docs
March	Lead filing	LSP's Report Email exchange from the LSP - I was not involved with this permit, and I do not have a copy. The railroad told me that they obtained one, so I noted it in the report. But, my knowledge of it does not go beyond that.	Lead issue Verdantas Report Nov 2023
	Land Court docs	Citizen and GURR docs	Intervenor Appendix w Exhibits Intervenor OPP MTD GU response 2-26-2024 HC SURREPLY MTD FINAL
3/25	Land Court hearing	Citizen's Group, and Town of Hopedale WIN – Hopedale's rights to the property are confirmed, Hopedale is allowed to complete the Chapt 61 process to take ownership of the property. A follow-up hearing is scheduled to address damages to the property, (potentially reducing the price from the original 1.2m)	Land Court Ruling 3 25 2024
