



## **TOWN OF HOPE DALE**

78 Hopedale Street - P.O. Box 7  
Hopedale, Massachusetts 01747

Tel: 508-634-2203 ext. 212  
Fax: 508-634-2200

**Board of Water & Sewer  
Commissioners**

Ed Burt, Chair  
James Morin  
Don Cooper

To Hopedale Select Board

Dec 20, 2021

As discussed during last Thursday's Water & Sewer Commission meeting, new information regarding the development impact to the West St property has been raised.

GURR's plans for West St have been ever changing. The original "track expansion and possibly a warehouse" has expanded to "maybe 7 warehouses or some super warehouses with light manufacturing" as presented by GURR's President at a recent Select Board Meeting.

Using GURR's latest plan of 7 warehouse or some combination of warehouses and super warehouses, the associated impact cost due to the lost forestry within the watershed is significant. This expense may not have been factored in during the Settlement discussions because of an expectation of minimal forest clearing, which is clearly not the case now.

After the Settlement was agreed to between the Select Board and GURR, GURR was awarded a \$500,000 IRAP grant. GURR's IRAP project description specifically defined track expansion to ensure safe rail transportation for existing and future customers, while also providing space for warehouse expansion. This project was completed at the Hopedale Railyard this past August.

Referring back to the eminent domain filing, the DOT requested more information from GURR explaining why they needed the West St property. GURR's response was a project definition almost identical to the IRAP project, track expansion a possibly a warehouse.

Also, after the Settlement, GURR's super warehouse plans were denied in Holliston.

Today, regardless of the exact number of warehouses, it is evident that GURR will clear a significant portion of the forest. An EPA estimate has calculated that the impact of the future MS4 burden caused by the lost watershed forest land to be more than a million dollars, plus costs associated with related water supply issues.

The magnitude of GURR's development plans raises the question if it is even possible for the Settlement to achieve the intended water supply protection goals.

Fortunately the court ruling has provided the Town with a new opportunity to acquire the entire property. Which is why we wanted to pass this information along as soon as possible. If anything else is needed from us, please do not hesitate to ask.

Thank you

Ed Burt      Hopedale Water & Sewer Commission

cc Hopedale Conservation Committee, Finance Committee  
Attorneys B. Riley (KP), Peter Durning (MS&D), David Lurie (Lurie and Friedman)