



Upper Charles Rail Trail



Right of Way Challenges
November 12, 2011

Ginger Gibault

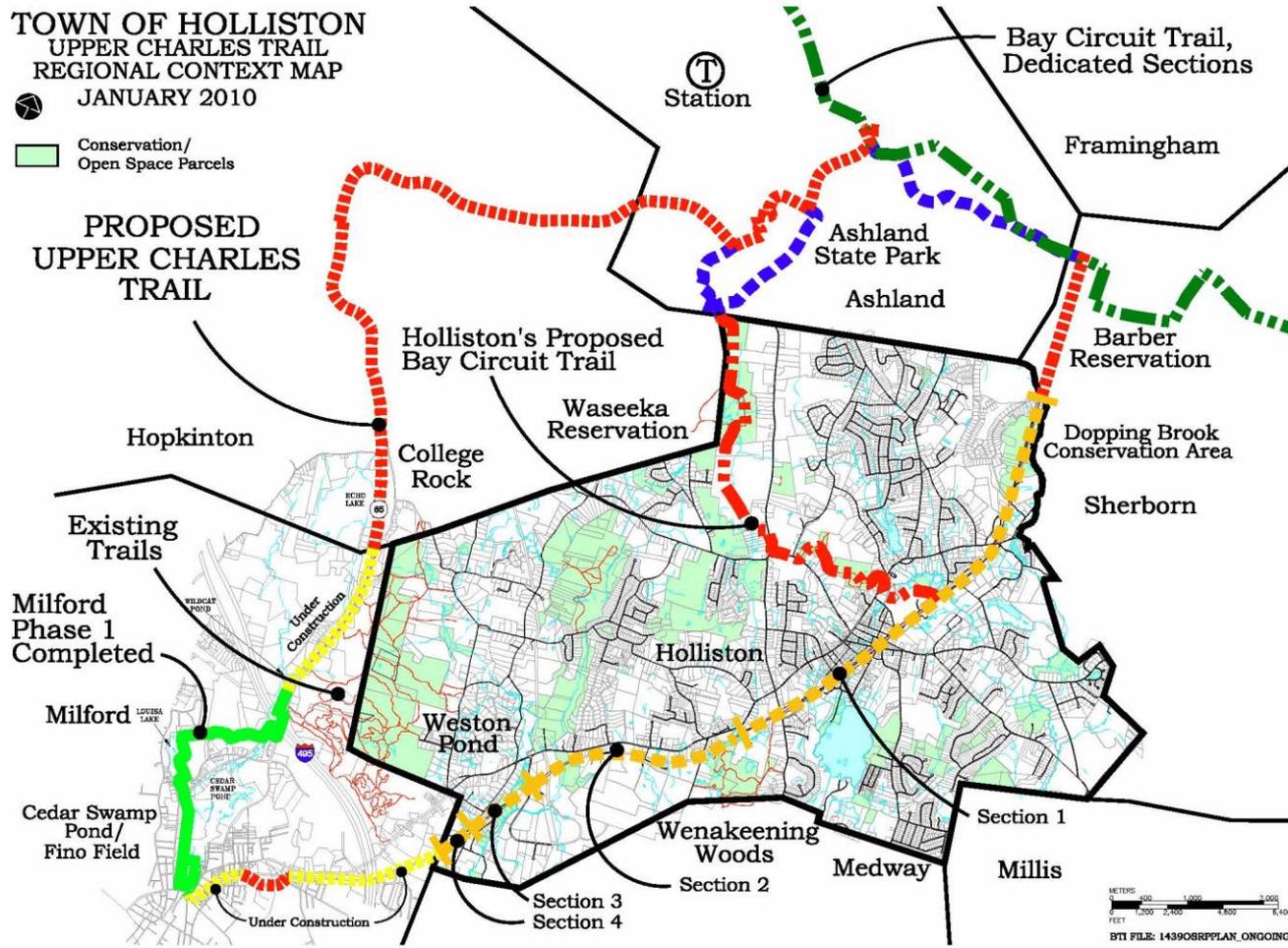


Trail Map

TOWN OF HOLLISTON
UPPER CHARLES TRAIL
REGIONAL CONTEXT MAP
JANUARY 2010

 Conservation/
Open Space Parcels

PROPOSED
UPPER CHARLES
TRAIL



METERS 0 500 1000 2000
FEET 0 2000 4000 8000
BTI FILE: 14390BRPPLAN.ONGOING



Right of Way Challenges

- **Holliston approached Conrail**
 - **Willing to donate 2 miles of abandoned corridor**
 - **Leased land to the Town in interim**
 - **Appraisal performed for the donation**
 - **Holliston started design for multi-use trail through the MassDOT process**
 - **Awarded construction funding- TIP**



Right of Way Challenges

- **CSX took over the property from Conrail**
 - **CSX agreement with New York Central- no sale for at least 3 years**
 - **Holliston attempted lease**
 - **Layoffs at CSX**
 - **Finally agreed to sell property**
 - **Individual appraisals- 2 x apart**
 - **Agreed to have local appraisal review differences**
 - **Later agreed to third party appraisal**
 - **Long time just to sign purchase and sales agreement**
 - **One-sided Purchase and Sales Agreement**



Time is the Enemy

- **The MassDOT changed its design requirements**
- **In the time Holliston was dealing with CSX, Milford was able to create its Committee, secure the rights of way (including National Grid) and build two of its three phases.**
- **Reduced interest since it took so long**
- **Holliston lost its funding on the TIP**



Overcoming Challenges

- **Outside pressure**
- **Have funding ready**
- **Read documents carefully- one sided**
- **Options that could threaten the full value of property**
 - **CSX knows how valuable multi-use trails are to towns and regions**
- **Persistence**



The Rewards- though not quite ready for Prime Time





Good Luck !

**Upper
Charles Trail**
Connecting our
Communities with their
Past, Present and Future

