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I have lived near the RR line in question for more than 25 years.

I have walked the RR line more than 100 times.

I usually see 2 or more people walking the tracks when I walk.

I cross the RR crossing several times each day.

It has been more than 25 years since I have seen a real train on the tracks.

In my opinion it is a fair use to allow the RR line to be used now for a trail and reserve the option in the future to convert back to RR use if there is a compelling need.