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HOLLAND, MA 01521  
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19. January, 2010

State Ethics Commission  
Enforcement Division  
One Ashburton Place, Room 619  
**BOSTON, MA 02108-1501**

Complaint:

I the undersigned herewith file a complaint and request an investigation of the herein described matter.

The accused is Nancy Talbot, the tax collector of the Town of Holland. As the tax collector Nancy Talbot used her special knowledge about properties to forgo the tax title procedure and arranged a "private deal" that ended with the conveyance of a piece of property to her son Deric J. Talbot. Said parcel was about to be taken by the town through the tax title procedure.

According to the deed on record, Nancy Talbot's son Deric J. Talbot paid the miniscule amount of \$100 for the parcel plus the taxes starting July 1, of the prior year, 2007. The parcel consists of two adjoining lots and has deeded rights to a beachfront property approximately 450' away. The conveyance of the property took place on May 29, 2008, and is registered in deed book 17317, page 311 at the Hampden County Registry of Deeds, Springfield.

Facts:

- Nancy Talbot, living at 12 Wales Road, Holland, MA 01521, is the tax collector of Holland.
- Deric J Talbot is Nancy Talbot's son.
- Deric Talbot paid \$100 for the parcel plus taxes for the time between July 1, 2007 and May 29, 2008; see deed book 17317, page 311.

- The price paid for said parcel is \$1,600 according to the Assessors Online Database for Holland at <http://data.visionappraisal.com/HollandMA/search.asp>
- The Board of Assessors for the town of Holland assessed the value of said parcel at \$4,900.
- The size of said parcel on the Assessors Online Database for Holland is 1.2 acres.
- The size of said parcel as shown in book of plans 96 page 44 is at least 1.7 acres.
- Said parcel is pre-existing nonconforming and grandfathered pursuant M.G.L. c.40A, s.6.
- The said parcel was not in common ownership with any other land at the time the subdivision control law was adopted on October 28, 1975 by the voters of the town of Holland.

Questions:

- What price was actually paid for said parcel?
- What is the real value of said parcel?
- Who paid the back taxes for the time prior to July 1, 2007?
- Were these taxes paid or was the community cheated out of these taxes?
- Did the previous owner(s) assume that said parcel was unbuildable?
- Did Nancy Talbot miss-inform the previous owner about the parcel's potential to be developed and to be built upon?
- Why did the town fail to take this parcel through the tax-title procedure and auction the parcel through public auction?

The parcel is grandfathered pursuant M.G.L. c.40A, s.6, and is buildable. Said parcel was in the ownership of the previous owner at the time the subdivision control law became effective in the town of Holland and met the requirement of s.6 to be a grandfathered lot. The parcel had to be at least 5,000sf and had to have at least 50 feet of frontage. Deric Talbot's parcel is 7897sf in size and has 144' frontage, see book of plans 96 page 44.

**A slightly larger vacant lot owned by Robar Ralph W. & Claudette, see deed book 3502, page 40, is assessed at \$52,600.** This lot is 11,880sf and at the opposite end of Forest Park Drive, three times further away from the deeded rights to the lake than Deric Talbot's parcel.

Lots not grandfathered as they are less than the 5,000sf in size or have less than the 50' frontage are valued in the price range of less than \$5,000. As an

example of a parcel located in-between the parcel owned by Deric Talbot and the Robar parcel on the same street, see deed in book 10,078, page 279. This parcel with 40' of frontage and 3,800sf in size is assessed for \$2,400. The parcel is lot # 28 on plan in book of plans 89 page 79.

The Hampden County Registry of Deeds in Springfield has a website where all the aforementioned documents can be viewed online free of charge. The url of their website is: <http://204.213.242.147/>

To view the documents at the aforementioned website, the "Browntech Image" plugin is needed. The plugin is free and can be downloaded at this site: <http://www.browntech.com/Public/WebViewer/Plugin.htm>

The legal aspect of this matter is only relevant in case the accused Nancy Talbot is trying to wiggle out of this. The fact that Deric Talbot is able to build on this parcel has in reality nothing to do with the provisions of the grandfather clause (section 6) or other laws or by-laws, but has all to do with the fact that his mother is part of the corrupt tight-knit group of town officials surrounding Earl Johnson.

**Earl Johnson**, a member of the Board of Assessors, former member of the Planning Board, and one of the three selectmen here in Holland is a close friend of Nancy Talbot. **He gave the term "corrupt official" a new meaning.** Earl Johnson has a lengthy record of being a defendant in his official and individual capacity in numerous lawsuits. Earl Johnson was one of the tax assessors before when Nancy Talbot's predecessor, Jean Rozema, embezzled \$110,000 and ended up in jail. Around the same time, Earl Johnson and his friends conveyed town property over to their families and friends to the tune of \$60,707.77 without paying for the properties as mentioned in the "D.D.111 report." The community lost an additional \$183,000 for uncollected taxes on other properties. The Holland Blog reported about this matter; here is a link to the piece: <http://www.01521.com/cgi-bin/pplog.pl?viewDetailed=00126>

The Holland Blog (<http://www.speakoutHolland.com>) has reported about other illegal actions perpetrated by Earl Johnson. In one of the reported cases Earl Johnson, helped his family to three buildable lots without paying for the property. Earl Johnson subsequently corrupted the Board of Appeals and the Planning Board in order to build a house on two of the three lots; none of the three lots has one single foot of frontage.

This particular case (Johnson-Landgate) is now before the Appeals Court of the Commonwealth awaiting oral argument, see docket # 2009-P-0827. The matter became known as Johnson-Landgate and is documented at:

<http://www.01521.com/ots/Johnson-landgate.htm>

I, the undersigned Peter Frei, owner of the Holland Blog, request herewith an investigation into the conveyance of the aforementioned parcel to Deric Talbot. I further request that Nancy Talbot be punished for her violations as provided for by law. Our community is awaiting your decision and report.

By her actions, Nancy Talbot defrauded the community of Holland out of a large sum of money. Earl Johnson and Nancy Talbot's other friends and peers assessed the value of said parcel at a few cents to the dollar, thus, defrauding our community again. By her actions, Nancy Talbot violated the provisions of M.G.L. C.268, s.s.19(a),.23(b)(1),(2),(3) and others.

This complaint is not confidential and made public by the Holland Blog as already announced. James LaMountain and I, Peter Frei, waive herewith our right to confidentiality in this matter.

Please find attached to this complaint:

-Copy of deed book 17317, page 311, conveying said parcels to Deric Talbot  
-Sworn Affidavit of James LaMountain

Please contact James LaMountain at:

14 Lakeridge Drive  
Holland, MA 01521  
(413) 245 4502

Sincerely,

Peter Frei