

Malcolm Ragan

From: Frank Ramsbottom
Sent: Friday, September 10, 2021 11:46 AM
To: Jesse Steadman; Malcolm Ragan
Subject: FW: Jim Boyd: 180 Crescent St- Final Revision
Attachments: Newspaper article 2015.pdf

FYI

From: Nelson L. Santos <nsantos@fletcherilton.com>
Sent: Friday, September 10, 2021 10:45 AM
To: Frank Ramsbottom <building@stow-ma.gov>
Subject: FW: Jim Boyd: 180 Crescent St- Final Revision

I am following up on the below letter that was sent to you at your request to my client. Let me know where things stand. Thank you in advance.

NELSON LUZ SANTOS, ESQ.

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From: JIM BOYD <boydlandscape@comcast.net>
Sent: Wednesday, September 1, 2021 10:45 PM
To: Nelson L. Santos <nsantos@fletcherilton.com>
Subject: Fwd: Jim Boyd: 180 Crescent St- Final Revision

CAUTION: EXTERNAL EMAIL



Dear Mr. Ramsbottom,

I am writing to you in response to our in person meeting on 8/20/21 at my property 180 Crescent St. As I mentioned during our conversation the overburden on my property is the result of the excavation process from a conservation issue that had previously been filed with the Town of Stow and the State. The issue has since been resolved and the overburden of soils has been left for me to deal with. I have removed most of the overburden and I am close to the point where I will have enough soil to complete my landscape project at 180 Crescent St.

The overall plan for the back portion of my property is to create a play field for my two children to use as a recreation area. The plan consists of encompassing the entire 2 acre property with trees & shrubs. Fieldstone walls will be constructed to accent the area. The main area will become a play field that will be have irrigation. A hardscape area will be constructed for basketball, etc. A swimming pool is also in the plan for the final phase which would be closer to the house.

Having said that, this summer has been more than complicated to work during: June was the hottest on record with record number 90+ degree days, including two heat waves. July had measurable rainfall 19 of 31 days, totaling just about 12 inches of rain, ranking it the wettest on record. August has also had one heat wave and they are predicting the possibility of another heatwave, bringing the total to four heatwaves, and there has been roughly another 4 inches of rainfall, with more to come. Currently the area is far too wet to work.

My intention is to continue the process of building a play field for my family when the site is dry enough to work. If the site does not dry in time for the Fall planting season, I will continue the clean up when the ground starts to freeze. Frozen ground will allow me to gain access for trucks to remove overburden and continue my project. If the area is dry in the next month, I plan to have that portion of the project done by December. This is all hoping that the weather cooperates. If it is a situation where I need frozen ground to continue to work the project would be at the sub-graded level by December and the planting will happen in the Spring. The following phase would be the tree planting on the exterior outline.

In regard to zoning violations, I contacted my lawyer Nelson Santos with the firm of Fletcher Tilton. He requested a meeting with the town administrator and Craig Martin prior to you taking over as the acting building inspector. There was no response to this written request and both Nelson and I were left wondering when and if Craig Martin would respond to our request. The request from Nelson also included the that the last 30 years of details pertaining to the property at 180 Crescent St and its zoning structure as established from the beginning be disclosed.

I purchased this property in 2005. The acting building department was under full advisement on all activities that were to take place on the property at 180 Crescent St. I was transparent with my intentions for this property and received confirmation that I would be fully compliant, according to the Stow by-laws. It was under his direct advisement and his reference to the Stow by-laws that led to me to eventually purchasing the property. It was communicated that the property must be owner occupied to maintain the compliance with the by-laws. At which point I moved in, and continued my work. It has now been over 16 years of working in this community as a small business owner of the landscape company, as well as living on and improving this property. I have been paying 2 tax rates since 2005 which consists of the commercial and residential rates.

I would like to also comment that a town official, Selectperson, introduced me to articles in the Stow Independent dated April 22, 2015 and Middlesex Newspaper dated August 12, 1981 that talks about the Selectman's meetings in the 80's. It makes reference to the meetings with the Town of Stow Selectmen and Dave Batsford, the owner of Crescent Farms and originator of this mixed use property. The restrictions of use came up for debate at these meetings and Crescent Farms was awarded the right to perform business under these rulings in 1981. The article also talks about how the property zoning was extended from residential to business.

In conclusion, due to Covid restrictions, a court system that is extremely backed up, and very limited hours in the Town of Stow Admin over the past year, my lawyer and I have had a difficult time researching the Selectman's minutes from that period of time and researching the Selectman's hearings that would establish the basis for the usage of the property at 180 Crescent St.

Thank you,

Jim Boyd
180 Crescent St Stow, Ma 01775

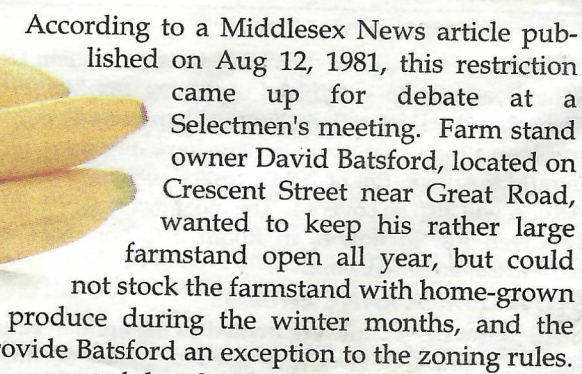


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STORIES OF STOW'S HISTORY, COMPILED BY LEW HALPRIN

There are many roadside farm stands in Stow that sell the produce they grow on their small farms mostly to the local residents looking for fresh products. Most of these farm stands are located in residential areas. The zoning in such areas allow farm stands as long as at least 51% of what they are selling were grown at their farm. The stand could sell other items, such as bananas, watermelons, oranges or other goods not grown there as long as such items did not exceed 49% of the total sales.



Selectmen or ZBA would not provide Batsford an exception to the zoning rules.

At the meeting, the Selectmen suggested that the proper way out of this problem was to request that the area of his farm stand be rezoned from residential to business. This could be done by extending the current business section of the town west along route 117 to include the Batsford farm stand. Doing so would include about five residents whose homes would also become part of this extended business zone. Those affected residents included Lonsdale Hickler, Michael Gentuso, Robert Cook, Theodore Tower and Joe Stuart.

John Clayton, chairman of the Selectmen, pointed out that Batsford, besides getting permission from his neighbors to extend the business zone, would have to present his plan to the Planning Board for a public hearing and then take it to a special Town Meeting for voter approval. These steps were eventually taken and the Batsford farm stand became a year-round store named Crescent Farms.

Things ran smoothly for many years at Crescent Farms. But apparently, there were still some restrictions on what Batsford was allowed to sell in his store even though now it was within a business zone. After getting a tip from an anonymous caller, Police Chief Charles Mayo and his officers did some checking at Crescent Farms and they smelled a marijuana odor coming from the farm, and observed lights left on all night in the greenhouses. He obtained a search warrant and raided Crescent Farms resulting in one of the largest marijuana busts in state history. Some 3,000 marijuana plants, most fully grown and ready for harvest, were seized from inside the three greenhouses at Crescent Farms. Batsford turned himself in to police the next morning and faced up to 30 years in prison for trafficking marijuana. He was released after posting \$10,000 cash bail.

Perhaps in his defense, Batsford can honestly claim that the plants were all home-grown.



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Submitted by Nancy Federspiel, Nashua, NH

documented by Harvey & Calsipieri, 1981b

Rarely do we take the time to examine what the District is truly doing. It is easy to list what we are doing and give them traction by propelling the "District" assessment based on facts

From a district-wide perspective, standards across the board. The teachers use creative and innovative practices; there is a culture of caring among Nashoba students. Although standardized tests have become a hurdle in this country, Nashoba continues to perform well. There has been some fluctuation in scores from year to year at the middle schools, but in recent years, scores at the high schools in the district) remained in the top 10 percent. SAT and AP exam scores put the district in the top 10 percent of all districts in the state.

Standardized tests should be only as strict but it seems to be the one measure. Newsweek ranked Nashoba at 162 in the nation and 13th in the Commonwealth. It is one of the highest schools in the state but then returns to the state average. In the state's "Best school districts" list, Nashoba is high among the 226 districts listed. Nashoba is high in the state average) in per pupil spending

From a high school perspective, exciting and positive trends in the offerings have been added to the pro courses and new offerings in the extracurricular activities at the high earned by the Robotics Team (going Destination Imagination team (going among others. During this same time (to 95.3% in 2014) and the percentage and 4 year programs) continues to rise.

Athletics at the high school have been a source of participation and success levels rising. The school has added sports with 10 new teams such as Freshman Soccer. In the past two seasons, the school has added it to post-season play. The Nashoba school spirit events and fund raising

From a K through 8 perspective, Nashoba's elementary and middle schools (some going to "Globals"), a new Olympiad team, before-school exercises and drama productions, among other

Many positive things are happening in the district, and the district's educators are collaborating to add new programs and while maintaining its high academic standards, added extracurricular activities. The success levels of its athletic programs are a very positive way.



Katie Fisher

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