

**The Public Minutes of the Board of Assessors
Meeting of April 2, 2026**

A meeting of the Board of Assessors was held on Thursday, April 2, 2026 in the 3rd Floor Auditorium at Nashua City Hall, located at 229 Main Street, Nashua, NH 03060. The meeting was called to order at 9:00 AM by Charles Dobens.

Members Present:

Robert Earley, Jay Minkarah, Charles Dobens

Contracted Assessors:

Bob Gagne

Assessing Staff Present:

Jessica Marchant, Michelle Welsh, Kevin Bilafer

Other City of Nashua Staff Present:

None

Chairman Charles Dobens

I'll call the meeting of the Nashua Board of Assessors to order at 9:00 AM on Thursday, April 2, 2026.

Let the record show that present from the Board are Robert Earley, Jay Minkarah and myself, Charles Dobens.

MOTION BY Robert Earley to waive the reading of the public minutes from the Board of Assessors meeting held on March 5, 2026, accept them and place them on file.

SECONDED BY Jay Minkarah

VOTE: All in favor

MOTION BY Robert Earley to waive the reading of the non-public minutes from the Board of Assessors meeting held on Thursday, March 5, 2026, accept them and place them on file.

SECONDED BY Jay Minkarah

VOTE: All in favor

UPDATES:

M. Welsh noted the hiring of Kevin Bilafer as Assessor I.

OLD BUSINESS:

None

NEW BUSINESS:

2026 Exemptions and Credits for Approval

Michelle Welsh presented the blind exemptions for approval.

MOTION BY Robert Earley to approve the Blind exemptions per the list provided.

SECONDED BY Jay Minkarah

VOTE: All in favor

COMMENTS BY BOARD MEMBERS:

None

MOTION BY Robert Earley to go into non-public session for two reasons, first to discuss matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of this board, unless such person requests an open meeting. This exemption shall extend to include any application for assistance or tax abatement or waiver of a fee, fine or other levy, if based on inability to pay or poverty of the applicant, pursuant to RSA 91-A:3, II (C). Second, under 91-A:3, II (L), for the “consideration of legal advice provided by legal counsel, either in writing or orally, to one or more members of the public body, even where legal counsel is not present.”

SECONDED BY Jay Minkarah

VOTE:

Mr. Minkarah - Yes

Mr. Earley – Yes

Mr. Dobens – Yes

The Board entered non-public session at 9:23AM

The Board resumed public session at 9:33AM

MOTION BY Robert Earley to seal the minutes of the non-public session because divulgence of the information likely would 1) affect adversely the reputation of any person other than a member of this public body, and 2) render the proposed action ineffective.

SECONDED BY Jay Minkarah

VOTE: All in favor

MOTION BY Robert Earley to release the non-public minutes of March 5, 2026 as redacted.

SECONDED BY Jay Minkarah

VOTE: All in favor

MOTION BY Robert Earley to adjourn.

SECONDED BY Jay Minkarah

VOTE: All in favor

The board adjourned at 9:33AM

Respectfully submitted,
Jessica Marchant

BLIND EXEMPTIONS RECOMMENDED FOR APPROVAL BY THE BOARD OF ASSESSORS ON 4/2/2026

Blind Exemption	Account #	Property Address
RSA 72:37	14598	29 BEAVER ST
	19146	6 MILLBROOK DR
	20760	2 MILK ST
	51871	10 FURNIVAL RD

BOARD APPROVED ON 4/2/2026

X _____

X _____

X _____

ALL VETERAN'S CREDIT RECOMMENDED TO BE APPROVED BY BOARD OF ASSESSORS ON 4/2/2026

All Veteran's Credit	Account #	Property Address
RSA 72:28-b	8698	71 BROWNING AVE
	10750	15 WESTHILL DR
	24306	22 WOODFIELD ST
	27742	66 TAMPA ST
	28192	3 AYER ST
	42007	38 SYRACUSE RD
	42896	4 KILLIAN DR
	43552	84 WALDEN POND DR
	47979	101 GILSON RD
	51673	11 GROTON RD
	52036	4 SUNSET LN
	52421	2 HENRY DAVID DR UNIT 112

BOARD APPROVED ON 4/2/2026

X _____

X _____

X _____

Disabled Veteran's Credit	Account #	Property Address
RSA 72:35	2154	7 BRIAND DR
	8860	9 BRIARCLIFF DR
	10652	262 LAKE ST
	10968	12 EMERSON RD
	13188	134 GILMAN ST
	15080	33 EASTMAN ST
	16244	63 PIKE ST
	16696	15 CANNON DR
	17242	6 INTERVALE ST
	18346	2 HUTTON ST
	22762	19 BROWNING AVE
	26152	17 RAVEN ST
	29464	3 SYCAMORE LN
	33954	12 WESTRAY DR
	36734	41 FAIRVIEW AVE, Unit 123-124
	39121	26 DODGE ST
	41951	55 CARLENE DR, Unit U-21
	41961	33 CARLENE DR
	42416	21 CATHEDRAL CIR
	44814	300 CANDLEWOOD PARK, Unit U-38
	48717	8 CANTER CT
	48908	9 GLENCLIFF WAY
	49851	4 EMERALD DR
	50154	8 VALIANT LN
	52211	29 BENNETT ST
	52587	54 INGALLS ST UNIT A

BOARD APPROVED ON 4/2/2026

X _____

X _____

X _____

CERTAIN DISABLED VETERANS RECOMMENDED TO BE APPROVED BY THE BOARD OF ASSESSORS ON
4/2/2026

Certain Disabled	ACCOUNT#	PROPERTY ADDRESS
Veterans RSA 72:36-a	49374	19 SOUHEGAN DR

BOARD APPROVED ON 4/2/2026

X _____

X _____

X _____

VETERAN'S CREDIT RECOMMENED TO BE APPROVED BY THE BOARD OF ASSESSORS ON 4/2/2026

Veteran's Credit	Account #	Property Address
RSA 72:28	8368	36 DUBLIN AVE
	10314	11 BURNHAM AVE
	10712	20 VICTOR AVE
	11574	3 SATIN AVE
	17888	26 CAMBRIDGE DR
	22720	32 BOLIC ST
	29108	39 TASCHEREAU BLVD
	29108	39 TASCHEREAU BLVD
	30420	5 SHADY HILL RD
	31208	61 ROBINHOOD RD
	31208	61 ROBINHOOD RD
	38752	23 VALENCIA DR
	40413	43 PROFILE CIR
	41273	43 MCKENNA DR
	42775	22 RAMGATE RIDGE
	43444	47 BURGUNDY DR
	44379	33 ASTER CT
	45253	7 ALBURY STONE CIR, Unit U-222
	46467	7 RYE PL
	47354	20 BURNS ST
	48717	8 CANTER CT
	49851	4 EMERALD DR
	49874	9 HOUSTON DR
	50979	160 DANIEL WEBSTER HWY, Unit 327
	50980	160 DANIEL WEBSTER HWY-U328
	51732	15 HOLLOW RIDGE DR
	52124	14 SERENITY LN
	52595	13 SADDLEBACK DR

SOLAR EXEMPTIONS RECOMMENDED TO BE APPROVED BY BOARD OF ASSESSORS ON 4/2/2026

ACCOUNT #	ADDRESS
2150	14 WINCHESTER ST
9676	13 BAYMEADOW DR
10946	8 HANOVER ST
20422	285 MAIN DUNSTABLE RD
22716	132 GILMAN ST, Unit ;90
23294	40 ELGIN ST
36386	26 STEVENS ST, Unit 84-85
41830	44 HILLS FERRY RD
48717	8 CANTER CT
52278	10 CALEB ST, Unit 4

BOARD APPROVED ON 4/2/2026

X _____

X _____

X _____

DISABLED VETERAN’S CREDIT RECOMMENDED TO BE APPROVED BY BOARD OF ASSESSORS ON 5/7/2026

Disabled Veteran's Credit	Account #	Property Address
RSA 72:35	5222	110 PEELE RD
	13648	17 MIDDLE DUNSTABLE RD
	13766	12 DUMAINE AVE
	15890	28 NOTTINGHAM DR
	22256	5 HASTINGS LN
	27068	63B FAIRMOUNT ST
	31484	4 AYER ST
	39217	7 NUTMEG DR
	41480	4 LISA DR
	43438	35 BURGUNDY DR U-80
	43537	69 WALDEN POND DR
	49097	221 EAST DUNSTABLE RD

BOARD APPROVED ON 5/7/2026

X _____

X _____

X _____

CERTAIN DISABLED VETERAN'S CREDIT RECOMMENDED TO BE DENIED BY THE BOARD OF ASSESSORS ON
5/7/2026

Certain Disabled

Veterans RSA 72:36-a

Acct #	Address	Reason for Denial
20786	5 HOLLY DR	SPOUSE CANNOT APPLY - APPLICANT MUST BE THE VETERAN OR THEIR SURVIVING SPOUSE. CANNOT APPLY AS THE SPOUSE OF THE VETERAN WHILE THE VETERAN IS STILL LIVING.

BOARD DENEID ON 5/7/2026

X _____

X _____

X _____

BLIND EXEMPTIONS RECOMMENDED FOR APPROVAL BY THE BOARD OF ASSESSORS ON 5/7/2026

Blind Exemption	Account #	Property Address
RSA 72:37	35788	71 ROBINHOOD RD

BOARD APPROVED ON 5/7/2026

X _____

X _____

X _____

ALL VETERAN'S CREDIT RECOMMENDED TO BE APPROVED BY BOARD OF ASSESSORS ON 5/7/2026

All Veteran's Credit	Account #	Property Address
RSA 72:28-b	1850	79 LANGHOLM DR
	21026	3 ALEX CIR
	25086	33 AVON DR
	25268	16 SHELLEY DR
	28888	42 WATSON ST
	29856	23 WHITE PLAINS DR
	37850	19 VALENCIA DR
	46501	6 TRADERS WAY U-95

BOARD APPROVED ON 5/7/2026

X _____

X _____

X _____

VETERAN'S CREDIT RECOMMENDED TO BE APPROVED BY THE BOARD OF ASSESSORS ON 5/7/2026

Veteran's Credit	Account #	Property Address
RSA 72:28	1998	102 BURKE ST
	6332	25 TILTON ST
	20022	7 KINGSTON DR
	22074	11 SAGAMORE RD
	24026	31 LOCK ST
	30862	19A EAST DUNSTABLE RD, Unit 45-46
	30862	19A EAST DUNSTABLE RD, Unit 45-46
	38480	6 LAMPLIGHTER DR
	49288	5 CRESTWOOD LN
	52327	12 SCENIC DR

BOARD APPROVED ON 5/7/2026

X _____

X _____

X _____

SOLAR EXEMPTIONS RECOMMENDED TO BE APPROVED BY BOARD OF ASSESSORS ON 5/7/2026

ACCOUNT #	ADDRESS
2044	5 BEDFORD ST
2816	23 THORNTON RD
8332	50 ABBOTT ST
22324	41 TAYLOR ST
24574	5 AVERY LN
28246	3 IROQUOIS RD
32610	2 DERRY ST
43652	58 TIMBERLINE DR
49524	7 OWLS HEAD DR
49529	3 SWEET MEADOW DR
49601	104 SEARLES RD
52911	56 WILDERNESS DR

BOARD APPROVED ON 5/7/2026

X _____

X _____

X _____

VETERAN'S CREDIT RECOMMENED TO BE DENIED BY THE BOARD OF ASSESSORS ON 5/7/2026

Veteran's Credit

RSA 72:28

Acct #	Address	Reason for Denial
33712	11 ECHO AVE	PA-29 not signed – therefore not considered timely filed

BOARD DENEID ON 5/7/2026

X _____

X _____

X _____

INSTITUTIONAL EXEMPTIONS RECOMMENDED FOR APPROVAL BY THE BOARD OF ASSESSORS ON
5/7/2026

RSA 72:23-c

RELIGIOUS (72:23-c, III), EDUCATIONAL (72:23-c, IV) AND CHARITABLE (72:23-c, V)

Account #	Property Address	Owner	Type
47158	280 MAIN ST U-431	SOUTHERN NH MEDICAL CENTER	CH
5140	18 SIMON ST	NASHUA CENTER	CH

BOARD APPROVED ON 5/7/2026

X _____

X _____

X _____

