

**The Public Minutes of the Board of Assessors
Meeting of May 7, 2026**

A meeting of the Board of Assessors was held on Thursday, May 7, 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:

Celia Leonard, Steve Bolton

Chairman Charles Dobens

I'll call the meeting of the Nashua Board of Assessors to order at 9:00 AM on Thursday, May 7, 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 April 2, 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, April 2, 2026, accept them and place them on file.

SECONDED BY Jay Minkarah

VOTE: All in favor

COMMUNICATIONS:

Department Update

Michelle Welsh noted there is a staff opening on the admin side as Sue Bailey has retired.

OLD BUSINESS:

None

NEW BUSINESS:

2026 Exemptions and Credits for Approval and Denial

Michelle Welsh presented the Disabled Veteran's credits for approval.

MOTION BY Robert Earley to approve the Disabled Veteran's credits per the list provided.

SECONDED BY Jay Minkarah

VOTE: All in favor

Michelle Welsh presented the Disabled Veteran's credit recommended for denial.

It was discovered there was a type-o on the paperwork included in the packet, so clarifications were made about which type of credit was being recommended for denial and what criteria wasn't met by the applicant.

Discussion continued about the application process and staff steps taken to work with the applicant. Once denied, there may be additional steps the applicant can take to apply, which will be relayed to them.

MOTION BY Robert Earley to deny the Disabled Veteran's credit per the list provided.

SECONDED BY Jay Minkarah

VOTE: All in favor

Michelle Welsh presented the Blind exemption for approval.

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

SECONDED BY Jay Minkarah

VOTE: All in favor

Michelle Welsh presented the All Veteran's credits for approval.

MOTION BY Robert Earley to approve the All Veteran's credits per the list provided.

SECONDED BY Jay Minkarah

VOTE: All in favor

Michelle Welsh presented the Veteran's Credits for approval.

MOTION BY Robert Earley to approve the Veteran's credits per the list provided.

SECONDED BY Jay Minkarah

VOTE: All in favor

Michelle Welsh presented the Solar exemptions for approval.

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

SECONDED BY Jay Minkarah

VOTE: All in favor

Michelle Welsh presented the Veteran's credit recommended for denial.

She answered questions from the board and explained next steps the applicant can take following denial.

MOTION BY Robert Earley to deny the Veteran's credit per the list provided.

SECONDED BY Jay Minkarah

VOTE: All in favor

Michelle Welsh presented the Institutional exemptions for approval.

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

SECONDED BY Jay Minkarah

VOTE: All in favor

PUBLIC COMMENT:

None

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 9:25AM

The Board resumed public session at 10 AM

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 April 2, 2026 as redacted.

SECONDED BY Jay Minkarah

VOTE: All in favor

Board members and staff discussed June and July meeting options based on board member and staff availability.

MOTION BY Robert Earley to adjourn

SECONDED BY Jay Minkarah

VOTE: All in favor

The board adjourned at 10:06 AM

Respectfully submitted,
Jessica Marchant

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 RECOMMENED TO BE DENIED BY THE BOARD OF ASSESSORS ON
5/7/2026

Certain Disabled

Veterans RSA 72:36-a

35

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.
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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 RECOMMENDED 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 _____