



THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

Board of Assessors Meeting Agenda August 6, 2026

A meeting of the Board of Assessors is scheduled for Thursday, August 6, 2026 at 9 AM at the Nashua City Hall, 3rd Floor Auditorium, 229 Main Street, Nashua, NH 03060.

This meeting will also be broadcast on Comcast Channel 16.

✦ Motion:

- **To approve minutes of the Public and Non-Public sessions of The Board of Assessors Meeting of Thursday, July 16, 2026**

✦ Communications:

- **Department Update**

✦ Old Business:

- **Abatement of uncollectable back taxes**

✦ New Business Items:

- **2026 Veterans Credits**
- **Solar exemptions**

✦ Public Comment

✦ Comments by Members of the Board

✦ Non-Public Session

✦ Signature Items

**The Public Minutes of the Board of Assessors
Meeting of July 16, 2026**

A meeting of the Board of Assessors was held on Thursday, July 16, 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, Michael Lehman

I'll call the meeting of the Nashua Board of Assessors to order at 9:00 AM on Thursday, July 16, 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 May 7, 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, May 7, 2026, accept them and place them on file.

SECONDED BY Jay Minkarah

VOTE: All in favor

COMMUNICATIONS:

Department Update: None

OLD BUSINESS:

None

NEW BUSINESS:

2025 Abatements for Approval and Denial

J. Marchant and B. Gagne presented the abatements for approval.

MOTION BY Robert Earley to approve the 2025 abatement for 64 Coburn Woods as presented.

SECONDED BY Jay Minkarah

VOTE: All in favor

MOTION BY Robert Earley to approve the 2025 abatement for 60 Timberline Dr as presented.

SECONDED BY Jay Minkarah

VOTE: All in favor

MOTION BY Robert Earley to approve the 2025 abatements for 3 Theresa Way and 5 Theresa Way as presented.

SECONDED BY Jay Minkarah

VOTE: All in favor

C. Dobens read part of the list of addresses with abatements recommended for denial:

188 BARTEMUS TRL

35 WALDEN POND DR

84 WALDEN POND DR

22 NEW DUNSTABLE RD

20 LAKE ST

MOTION BY Robert Earley to deny the 2025 abatements per the list read.

SECONDED BY Jay Minkarah

VOTE: All in favor

J. Minkarah recused himself from voting on two of the abatements recommended for denial.

MOTION BY Robert Earley to deny the abatement for 15 Raymond St.

SECONDED BY Charles Dobens

VOTE: 2 in favor and 1 abstention

MOTION BY Robert Earley to deny the abatement for 23 Raymond St.

SECONDED BY Charles Dobens

VOTE: 2 in favor and 1 abstention

C. Dobens read the rest of the list of addresses with abatements recommended for denial:

10 BLANCHARD ST

73 AVON DR

77 AVON DR

78 AVON DR

9 WARNER ST

20 ACADEMY DR

7 SIRELLE CT

2 LANCASTER DR

4 LANCASTER DR

7 FOUNTAIN LN

41 BERKELEY ST

B. Gagne gave some background information to the board regarding the abatements filed due to unconstitutional grounds and explained the argument is against being charged the school tax rate.

MOTION BY Robert Earley to deny the 2025 abatements per the list read.

SECONDED BY Jay Minkarah

VOTE: All in favor

Current Use application for Approval

. Gagne presented the Current Use application for approval.

MOTION BY Robert Earley to approve the application for Current Use as presented.

SECONDED BY Jay Minkarah

VOTE: All in favor

Abatement of uncollectable back taxes

J. Marchant and B. Gagne presented the administrative abatement for uncollectable taxes.

Attorney Leonard posed some questions as to whether the previous owner could be held accountable to pay the back taxes. She suggested the board not take action today in order to organize a cross-department meeting to discuss the matter before granting the abatement.

MOTION BY Robert Earley to table the administrative abatement to the August 6, 2026 Assessors meeting.

SECONDED BY Jay Minkarah

VOTE: All in favor

PUBLIC COMMENT:

Peter Jacobson, 3 Bartemus Trl U-206 noted he submitted an application for the disabled veteran's credit after the application deadline. He explained his reasons for filing late due to illness of himself and his family member and asked the board to consider his 2026 application under RSA 72:33 citing accident, mistake or misfortune.

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 9:35AM

The Board resumed public session at 10:03 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 May 7, 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 10:04 AM

Respectfully submitted,
Jessica Marchant

ALL VETERAN’S CREDIT RECOMMENDED TO BE APPROVED BY BOARD OF ASSESSORS ON 8/6/2026

All Veteran's Credit	Account #	Property Address
RSA 72:28-b	11098	49 NEW DUNSTABLE RD

BOARD APPROVED ON 8/6/2026

NASHUA BOARD OF ASSESSORS

X _____

CHARLES DOBENS, CHAIRMAN

X _____

JAY MINKARAH, MEMBER

X _____

ROBERT EARLEY, MEMBER

MOTION TO ACCEPT THE LATE APPLICATION FOR 3 BARTEMUS TRL, U-206 DUE TO ACCIDENT, MISTAKE OR MISFORTUNE
RSA 72:33

DISABLED VETERAN’S CREDIT RECOMMENDED TO BE APPROVED BY BOARD OF ASSESSORS ON 8/6/2026

Disabled Veteran's Credit	Account #	Property Address
RSA 72:35	45462	3 BARTEMUS TRL, U-206

BOARD APPROVED ON 8/6/2026

NASHUA BOARD OF ASSESSORS

X _____

CHARLES DOBENS, CHAIRMAN

X _____

JAY MINKARAH, MEMBER

X _____

ROBERT EARLEY, MEMBER

VETERAN’S CREDIT RECOMMENED TO BE DENIED BY THE BOARD OF ASSESSORS ON 8/6/2026

Veteran’s Credit

RSA 72:28

Acct #	Address	Reason for Denial
36242	12 DEERHAVEN DR	Did not provide a copy of a POA and did not provide a signed PA-33

BOARD DENEID ON 8/6/2026

NASHUA BOARD OF ASSESSORS

X _____

CHARLES DOBENS, CHAIRMAN

X _____

JAY MINKARAH, MEMBER

X _____

ROBERT EARLEY, MEMBER

DISABLED VETERAN'S CREDIT RECOMMENDED TO BE DENIED BY THE BOARD OF ASSESSORS ON 8/6/2026

Tax Credit for Service-Connected Total Disability

RSA 72:35

Acct #	Address	Reason for Denial
36242	12 DEERHAVEN DR	Did not provide a copy of a POA and did not provide a signed PA-33
22152	2 DENISE ST	Character of Service is not HONORABLE – listed as UNCHARACTERIZED

BOARD DENEID ON 8/6/2026

NASHUA BOARD OF ASSESSORS

X _____

CHARLES DOBENS, CHAIRMAN

X _____

JAY MINKARAH, MEMBER

X _____

ROBERT EARLEY, MEMBER

SOLAR EXEMPTIONS RECOMMENDED TO BE APPROVED BY BOARD OF ASSESSORS ON 8/6/2026

ACCOUNT #	ADDRESS
26732	9 WILDWOOD LN
2782	22 NATICK ST

BOARD APPROVED ON 8/6/2026

NASHUA BOARD OF ASSESSORS

X _____

CHARLES DOBENS, CHAIRMAN

X _____

JAY MINKARAH, MEMBER

X _____

ROBERT EARLEY, MEMBER