

**The Public Minutes of the Board of Assessors
Meeting of August 6, 2026**

A meeting of the Board of Assessors was held on Thursday, August 6, 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

I'll call the meeting of the Nashua Board of Assessors to order at 9:00 AM on Thursday, August 6, 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 July 16, 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, July 16, 2026, accept them and place them on file.

SECONDED BY Jay Minkarah

VOTE: All in favor

COMMUNICATIONS:

Department Update: M. Welsh noted the vacant administrative position has been filled. The new person will start in September.

OLD BUSINESS:

Abatement of uncollectable back taxes- *tabled from the July 16, 2026 meeting*

J. Marchant and B. Gagne had presented the administrative abatement for uncollectable taxes at the previous meeting. Attorney Leonard had posed some questions as to whether the previous owner could be held accountable to pay the back taxes. A cross-department meeting to discuss the matter was held on July 23rd with members from Legal, Assessing, Tax and Building Departments.

B. Gagne reported the City will pursue civil action to obtain back taxes in instances where the taxes owed exceed \$15,000. Additionally, the Building Dept staff confirmed that the back taxes for any property do not need to be paid in order to issue a demolition permit.

As the back taxes owed in this instance are less than \$15,000, the recommendation is to abate the taxes as uncollectable.

MOTION BY Robert Earley to approve the administrative abatement for 22 Leeann St for 2024 and 2025.
SECONDED BY Jay Minkarah
VOTE: All in favor

NEW BUSINESS:
2026 Veterans Credits

M. Welsh presented the All Veterans Credit for approval.

MOTION BY Robert Earley to approve the All Veterans Credit per the list provided.
SECONDED BY Jay Minkarah
VOTE: All in favor

M. Welsh presented the Disabled Veterans Credit for approval.

MOTION BY Robert Earley to accept the late application due to accident, mistake, or misfortune.
SECONDED BY Jay Minkarah
VOTE: All in favor

MOTION BY Robert Earley to approve the Disabled Veterans Credit per the list provided.
SECONDED BY Jay Minkarah
VOTE: All in favor

M. Welsh presented the Veterans Credit for denial.

MOTION BY Robert Earley to deny the Veterans Credit per the list provided.
SECONDED BY Jay Minkarah
VOTE: All in favor

M. Welsh presented the Disabled Veterans Credits for denial.

MOTION BY Robert Earley to deny the Disabled Veterans Credits per the list provided.
SECONDED BY Jay Minkarah
VOTE: All in favor

Solar Exemptions
M. 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

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 9:15AM

The Board resumed public session at 9:25AM

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 July 16, 2026 as submitted.

SECONDED BY Jay Minkarah

VOTE: All in favor

Staff noted there will not be a meeting August 20th.

MOTION BY Robert Earley to adjourn

SECONDED BY Jay Minkarah

VOTE: All in favor

The board adjourned at 9:27AM

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
SA 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 _____

IAY MINKARAH, MEMBER

X _____

ROBERT EARLEY, MEMBER

VETERAN'S CREDIT RECOMMENDED 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