

**The Public Minutes of the Board of Assessors
Meeting of March 6, 2025**

A meeting of the Board of Assessors was held on Thursday, March 6, 2025 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 Chairman Robert Earley.

Members Present:

Robert Earley, Jay Minkarah, Charles Dobens

Contracted Assessors:

Bob Gagne

Assessing Staff Present:

Jessica Marchant, Michelle Welsh

Other City of Nashua Staff Present:

Celia Leonard

Chairman Robert Earley

I'll call the meeting of the Nashua Board of Assessors to order at 9:00 AM on Thursday, March 6, 2025.

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

MOTION BY Jay Minkarah to waive the reading of the public minutes from the Board of Assessors meeting held on February 6, 2025, accept them and place them on file.

SECONDED BY Charles Dobens

VOTE: All in favor

MOTION BY Jay Minkarah to waive the reading of the non-public minutes from the Board of Assessors meeting held on Thursday, February 6, 2025, accept them and place them on file.

SECONDED BY Charles Dobens

VOTE: All in favor

UPDATES:

B. Gagne and M. Welsh updated the board on the recently approved changes to the Elderly and Disabled Exemption qualifications for income and asset limits and the new exemption benefits. These were approved by the Board of Aldermen. Discussion ensued and additional information was explained relating to:

- how Nashua compares to other cities and towns in New Hampshire regarding percentage of taxes exempted and criteria and benefit amounts
- breakdown of new criteria and benefit amounts
- the process of how this change occurred
- the Assessors webpage is updated with the new information

OLD BUSINESS:

None

NEW BUSINESS:

- **2024 Abatements**

B. Gagne presented the request for an abatement for 46 Marie ave.

MOTION BY Jay Minkarah to approve the 2024 abatement for 46 Marie ave.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 6 Bramble Dr.

MOTION BY Jay Minkarah to approve the 2024 abatement for 6 Bramble Dr.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 42 ½ Abbott st.

MOTION BY Jay Minkarah to approve the 2024 abatement for 42 ½ Abbott st.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 36 Doggett Ln.

MOTION BY Jay Minkarah to approve the 2024 abatement for 36 Doggett Ln.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 17 JEREMY PL.

MOTION BY Jay Minkarah to approve the 2024 abatement for 17 JEREMY PL.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 63 Spring Cove Rd.

MOTION BY Jay Minkarah to approve the 2024 abatement for 63 Spring Cove Rd.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 8 Stanwood Dr and explained the process of assessing new manufactured homes and that the sale price is not available information within the first recorded deed.

MOTION BY Jay Minkarah to approve the 2024 abatement for 8 Stanwood Dr.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 6 Greatstone Dr.

MOTION BY Jay Minkarah to approve the 2024 abatement for 6 Greatstone Dr.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 18 Bangor St.

MOTION BY Jay Minkarah to approve the 2024 abatement for 18 Bangor St.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 15 Bulova Dr.

MOTION BY Jay Minkarah to deny the 2024 abatement for 15 Bulova Dr.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 7 Warsaw Ave.

MOTION BY Jay Minkarah to deny the 2024 abatement for 7 Warsaw Ave.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 6 Old Balcom Farm Rd.

MOTION BY Jay Minkarah to deny the 2024 abatement for 6 Old Balcom Farm Rd.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 7 GUILFORD LN, Unit U-23.

MOTION BY Jay Minkarah to deny the 2024 abatement for 7 GUILFORD LN, Unit U-23.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 3 PEWTER CT, Unit U-59.

MOTION BY Jay Minkarah to deny the 2024 abatement for 3 PEWTER CT, Unit U-59.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 163 AMHERST ST.

MOTION BY Jay Minkarah to deny the 2024 abatement for 163 AMHERST ST.

SECONDED BY Charles Dobens

VOTE: All in favor

- **Supplemental Warrant**

B. Gagne and M. Welsh presented a supplemental warrant for 5 Bartemus Trl U-303 for board signature.

MOTION BY Jay Minkarah to approve the supplemental warrant 5 Bartemus Trl U-303 for 2024.

SECONDED BY Charles Dobens

VOTE: All in favor

PUBLIC COMMENT:

None

COMMENTS BY BOARD MEMBERS:

None

MOTION BY Jay Minkarah 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 Charles Dobens

VOTE:

Mr. Dobens – Yes

Mr. Earley – Yes

Mr. Minkarah - Yes

The Board entered non-public session at 10:06 AM

The Board resumed public session at 10:42 AM

MOTION BY Jay Minkarah 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 Charles Dobens

VOTE: All in favor

MOTION BY J. Minkarah to release the non-public minutes of February 6, 2025 as redacted.

SECONDED BY Charles Dobens

VOTE: All in favor

MOTION BY J. Minkarah to adjourn.

SECONDED BY Charles Dobens

VOTE: All in favor

The board adjourned at 10:43 AM

Respectfully submitted,
Jessica Marchant