

**The Public Minutes of the Board of Assessors
Meeting of April 3, 2025**

A meeting of the Board of Assessors was held on Thursday, April 3, 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, Steve Hamilton

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, April 3, 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 March 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, March 6, 2025, accept them and place them on file.

SECONDED BY Charles Dobens

VOTE: All in favor

UPDATES:

Steve Hamilton gave updates on the following:

1. Organization Summary and Report Executive Summary

Whitney Consulting Group performed a full study and the report can be made available. The executive summary lists the most efficient way to move the department forward over the next few years.

Follow up questions regarding staffing and contractor recommendations were addressed and discussed.

2. Policy/Procedure Documentation and Manuals

Part of the next steps include updating existing procedures and creating procedure guides as necessary for current and future staff to utilize.

3. Pending Appeals/Ratio Cases Update

The 2022 BTLA hearings that have been postponed have now been scheduled for May-August 2025. WCG will handle these cases for the City.

4. 2024 Equalization Survey Results

S. Hamilton and B. Gagne reviewed the results of the 2024 equalization study as approved by the DRA. The 2024 revaluation median ratio has come in at 95.27% of market value.

B. Gagne updated the board on the number of abatements received for 2024 and the progress made thus far on review and Board action.

OLD BUSINESS:

None

NEW BUSINESS:

• **2024 Abatements**

B. Gagne presented the request for an abatement for 21 Mercury Ln.

MOTION BY Jay Minkarah to approve the 2024 abatement for 21 Mercury Ln.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 19 White Plains Dr.

MOTION BY Jay Minkarah to approve the 2024 abatement for 19 White Plains Dr.

SECONDED BY Charles Dobens

VOTE: All in favor

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

MOTION BY Jay Minkarah to approve the 2024 abatement for 15 Indiana Dr.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 14 Valiant Ln.

MOTION BY Jay Minkarah to approve the 2024 abatement for 14 Valiant Ln.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 171 Taylor St.

C. Dobens recused himself from this item.

MOTION BY Jay Minkarah to approve the 2024 abatement for 171 Taylor St.

SECONDED BY Bob Earley

VOTE: 2 in favor with C. Dobens abstaining

B. Gagne presented the request for an abatement for 4 Tomolonis Dr.

MOTION BY Jay Minkarah to deny the 2024 abatement for 4 Tomolonis Dr.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 7 Crystal Dr.

MOTION BY Jay Minkarah to deny the 2024 abatement for 7 Crystal Dr.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 598 West Hollis St.

MOTION BY Jay Minkarah to deny the 2024 abatement for 598 West Hollis St.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 47 Fairview Ave.

MOTION BY Jay Minkarah to deny the 2024 abatement for 47 Fairview Ave.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 14 Andover Down, Unit U-59.

MOTION BY Jay Minkarah to deny the 2024 abatement for 14 Andover Down, Unit U-59.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 51 Farmington Rd.

MOTION BY Jay Minkarah to deny the 2024 abatement for 51 Farmington Rd.

SECONDED BY Charles Dobens

VOTE: All in favor

- **2023 and 2024 Prorated Taxes for Damaged Buildings (Fire)**

B. Gagne presented the request for a fire proration abatement for 7 Monica Dr.

MOTION BY Jay Minkarah to approve the fire proration abatement for 7 Monica Dr. for 2024.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for a fire proration abatement for 4-6 Cross St.

MOTION BY Jay Minkarah to approve the fire proration abatement for 4-6 Cross St. for 2024.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for a fire proration abatement for 185-187 West Hollis St.

MOTION BY Jay Minkarah to approve the fire proration abatement for 185-187 West Hollis St. for 2023.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for a fire proration abatement for 86 Langholm Dr.

MOTION BY Jay Minkarah to approve the fire proration abatement for 86 Langholm Dr. for 2023.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for fire proration abatements for the condos located at 61-90 Bluestone Dr.

MOTION BY Jay Minkarah to approve the fire proration abatements for Bluestone Dr. per the list provided for 2024.

SECONDED BY Charles Dobens

VOTE: All in favor

- **2024 Solar Exemptions for Approval**

B. Gagne presented 2024 solar exemptions for approval.

MOTION BY Jay Minkarah to approve the 2024 solar exemptions per the list provided for 2024.

SECONDED BY Charles Dobens

VOTE: All in favor

PUBLIC COMMENT:

Binu Thapa, 77 Bluestone Dr

The board and staff clarified for the resident that the Bluestone fire prorations were approved.

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 10:46 AM

The Board resumed public session at 10:54 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 March 6, 2025 as submitted.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne and S. Bolton updated the board on legislative items under review at the state level related to lowering the state budget (HB-1 and HB-2). The proposal is to eliminate the BTLA entirely. They gave information and consequences of that action including higher cost implications for both municipalities and taxpayers.

MOTION BY J. Minkarah to adjourn.

SECONDED BY Charles Dobens

VOTE: All in favor

The board adjourned at 11:05 AM

Respectfully submitted,
Jessica Marchant

SOLAR EXEMPTIONS TO BE APPROVED BY BOARD OF ASSESSORS ON 4/3/2025

20332	140 EAST DUNSTABLE RD
22026	101 HARRIS RD
3362	15 BICENTENNIAL DR
11566	11 WELLMAN AVE
21864	11 WATSON ST
44589	34 COLUMBIA AVE
10794	11 EAST DUNSTABLE RD
40178	31 CLEARVIEW DR
43820	6 DECATUR DR
17436	9 BOURDEUX ST
12722	10 PEACH DR
12320	35 BULOVA DR
10638	6 GRUEN LN
35306	5 BULOVA DR
50148	7 NORTH INTERVALE ST
37036	4 CARDINAL CIR
51580	23 DIAMONDBACK AVE
52536	9 AIRLEY AVE
31100	105 WESTWOOD DR
39052	6 KIM DR
50249	28 FORSYTHIA DR
10616	38 LANGHOLM DR
38432	42 NEWBURGH RD
51007	115 CHERRYWOOD DR
50500	9 SUGARBERRY DR
41414	6 LAREDO CIR
6176	1 ECHO AVE
49905	119 CONANT RD

42860	36 SHINGLE MILL DR
3050	11 HAMPTON DR
50844	11 MONTCLAIR DR
11146	17 BEAVER ST
38232	5 DIXVILLE ST
33962	60 DUBLIN AVE
22980	53 SANBORN DR
26084	3 LEWIS ST
13212	48 HUNT ST
25096	108-110 MONROE ST
29534	35 RUSSELL ST
10806	109 VINE ST
7654	51A-51B CALDWELL RD
25832	62 GILLIS ST
4630	15 MERRILL ST
1368	7 SPALDING AVE
52593	7 SADDLEBACK DR
34986	100 LOCK ST
29524	167 SHORE DR***
31830	135 ASH ST
7590	15 RUSSELL ST
33960	14 KINSLEY ST
19956	160 TOLLES ST
45876	77 PINE HILL AVE
14880	5 LONG AVE
25446	23 BURGESS ST
52233	8 NORTH INTERVALE ST
9118	1 PARK AVE
30264	51 ROBINSON RD



8276	224 HARRIS RD
1408	6 SWART TER
17770	14 WATERSEEDGE DR
22892	17 ORIOLE DR
52600	6 SADDLEBACK DR
52597	14 SADDLEBACK DR
10598	66 ALMONT ST
14486	24 WHITE PLAINS DR
40922	77 CONANT RD
52691	15 PONDEROSA AVE
52498	3 BRAEBURN DR
52320	4 PONDEROSA AVE
49949	27 HOLLYHOCK AVE
26868	38 MONICA DR
19332	258 E DUNSTABLE RD
17266	2 BROWNING AVE
43877	4 ROSECLIFF DR
52006	52 LEGACY DR
21990	28 BULOVA DR
23460	111 E GLENWOOD ST
20974	3 PINE ST
26826	31 LANGHOLM DR
50481	3 DAYLILY DR
50641	7 DAFFODIL DR
25764	7 PERCHERON CIR
27476	713B WEST HOLLIS ST
20996	9 MIZORAS DR
31902	12 LESSARD ST
6554	95 ½ PALM ST



3820	14 CHARLTON CIR
14646	80 BURKE ST
27356	126 AMHERST ST
20420	10 BOLIC ST
47765	11 EDMATTERIC DR
26776	14 BLOOMINGDALE DR
34486	15 INDIANA DR
20846	9 BROADCREST LN
41873	10 COSWORTH CIR
41478	24 GOSSELIN RD
49489	12 WANDA LN