

**The Public Minutes of the Board of Assessors
Meeting of June 5, 2025**

A meeting of the Board of Assessors was held on Thursday, June 5, 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, 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, June 5, 2025.

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

MOTION BY Charles Dobens to waive the reading of the public minutes from the Board of Assessors meeting held on May 1, 2025, accept them and place them on file.

SECONDED BY Bob Earley

VOTE: All in favor

MOTION BY Charles Dobens to waive the reading of the non-public minutes from the Board of Assessors meeting held on Thursday, May 1, 2025, accept them and place them on file.

SECONDED BY Bob Earley

VOTE: All in favor

UPDATES:

M. Welsh and B. Gagne reported House Bill 99 was recently signed into law. This change affects veteran's credits beginning tax year 2026. Veterans will no longer be able to receive both the standard veteran's credit AND the disabled veteran's credit. There are approximately 120 veterans in Nashua currently receiving both benefits. The City has the option to increase the benefit of the disabled veteran's credit to make up the difference, but that must be addressed and changed by the Board of Alderman.

Staff is drafting this information in writing to forward to them.

OLD BUSINESS:

None

NEW BUSINESS:

- **2025 Exemptions and Credits for Approval and Denial**

M. Welsh presented exemptions and credits for approval and denial.

MOTION BY Charles Dobens to approve the solar exemptions per the list provided.

SECONDED BY Bob Earley

VOTE: All in favor

MOTION BY Charles Dobens to approve the credits per the list provided.

SECONDED BY Bob Earley

VOTE: All in favor

MOTION BY Charles Dobens to approve the charitable exemptions per the list provided.

SECONDED BY Bob Earley

VOTE: All in favor

MOTION BY Charles Dobens to deny or remove the charitable exemptions per the list provided.

SECONDED BY Bob Earley

VOTE: All in favor

M. Welsh and B. Gagne explained there are four organizations seeking consideration to maintain their charitable status, though their applications were submitted after the deadline.

The board needs to first determine if they will accept each of the late-filed applications due to accident, mistake or misfortune, and if they do accept the application, the board needs to vote whether to approve or deny the exemption.

MOTION BY Charles Dobens to deny the late filed application for The Conjuring Arts Research Center.

SECONDED BY Bob Earley

VOTE: All in favor

MOTION BY Charles Dobens to deny the late filed application for Family Promise of Southern New Hampshire. **SECONDED BY** Bob Earley

VOTE: All in favor

MOTION BY Charles Dobens to table the late filed applications for St Joseph Hospital and Community Council of Nashua NH Inc dba GNMH.

SECONDED BY Bob Earley

VOTE: All in favor

- **2025 Abatements for Approval and Denial**

B. Gagne and J. Marchant reviewed the abatements recommended for approval and denial.

MOTION BY Charles Dobens to approve the 2024 abatement for 42 SILVERTON DR, Unit U-82.

SECONDED BY Bob Earley

VOTE: All in favor

MOTION BY Charles Dobens to approve the 2024 abatement for 6 TERRACE ST.

SECONDED BY Bob Earley

VOTE: All in favor

MOTION BY Charles Dobens to deny the 2024 abatement for 35 INDIAN ROCK RD

SECONDED BY Bob Earley

VOTE: All in favor

MOTION BY Charles Dobens to deny the 2024 abatement for 25 TASCHEREAU BLVD
SECONDED BY Bob Earley
VOTE: All in favor

PUBLIC COMMENT:

Bill Ferriero, 35 Indian Rock Rd addressed his late-filed abatement application for 2025. He described his understanding of the abatement process the assessors use relating to comparable sales. He claimed he needed the equalized ratio from the DRA before submitting his abatement application which was not received before the abatement deadline. He read from the FAQ section of the Assessing website about a spring review and requested he receive this spring review for tax year 2025.

Brian Law, 78 Concord St and president of Law Family Properties, 59 Daniel Webster Hwy Merrimack thanked the board for approving the settlement on his properties last month. He owns 15 properties in Nashua and explained the disconnect between the mediation process/ settlement values to the assessed values produced by the CAMA systems during revaluations.

He gave examples how the tax burden affects his tenants and requested the board review the results of the mediation and direct that they be applied to establish the values as of April 1, 2025.

He submitted a list of his properties with the settlement values and the 2024 assessed values.

Christian Jensen, 13 Nancy Ct asked when his [Elderly Exemption] will be heard and gave details and timelines on his financial accounts and their submission as part of his application.

COMMENTS BY BOARD MEMBERS:

None

MOTION BY Charles Dobens 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 Bob Earley

VOTE:

Mr. Dobens – Yes

Mr. Earley – Yes

The Board entered non-public session at 9:41 AM

The Board resumed public session at 10:33 AM

MOTION BY Charles Dobens 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 Bob Earley

VOTE: All in favor

MOTION BY Charles Dobens to release the non-public minutes of May 1, 2025 as redacted.

SECONDED BY Bob Earley

VOTE: All in favor

MOTION BY Charles Dobens to adjourn.

SECONDED BY Bob Earley

VOTE: All in favor

The board adjourned at 10:34 AM

Respectfully submitted,
Jessica Marchant

SOLAR EXEMPTION WITH A RECOMMENDATION OF APPROVAL June 5, 2025:

ACCOUNT #	PROPERTY ADDRESS
5088	43 GILSON RD
24698	7 NEW HAMPSHIRE AVE
27930	9 COVENTRY RD
30320	57 CHEYENNE DR
30754	7 WILDER ST
31092	16 ST LAZARE ST
34010	37 WETHERSFIELD RD
48822	2 SMOKEY LN
49546	194 TINKER RD

Credits Recommended for Approval on June 5, 2025

All Veteran's Credit with a recommendation of Approval:

Account #	Property Address
51864	35 Furnival Rd

Veteran's Credit with a recommendation of Approval on June 5, 2025

Account #	Property Address
42487	12 Hawkstead Hollow
12902	22 Lock St
23414	86 Langholm Dr

Charitable Exemptions Recommended for APPROVAL on June 5, 2025:

Account #	Property Address	Type
15674	151 TOLLES ST	CH
26534	21 WOODLAND DR	CH
40085	589-591 WEST HOLLIS ST	ED
12256	16 BROAD ST	CH

Charitable Exemptions Recommended for DENIAL on June 5, 2025:

Account #	Property Address	Type
32020	16 BLUEBERRY LN	CH

Charitable Exemptions Recommended for REMOVAL on June 5, 2025:

Account #	Property Address	Type
52624	14 GRANITE ST	CH
47730	11 NORTH SOUTHWOOD DR	CH