

**The Public Minutes of the Board of Assessors
Meeting of August 21, 2025**

A meeting of the Board of Assessors was held on Thursday, August 21, 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 9AM by Chairman Charles Dobens.

Members Present:

Charles Dobens, Robert Earley, Jay Minkarah

Contracted Assessors:

Bob Gagne

Assessing Staff Present:

Jessica Marchant, Michelle Welsh

Other City of Nashua Staff Present:

None

Chairman Charles Dobens

I'll call the meeting of the Nashua Board of Assessors to order at 9AM on Thursday, August 21, 2025.

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 10, 2025, 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 10, 2025, accept them and place them on file.

SECONDED BY Jay Minkarah

VOTE: All in favor

UPDATES:

B. Gagne updated the board on the following:

- Staff has completed the reviews and recommendations for all residential 2024 abatement applications. Some commercial applications are being worked on, but there are no board meetings scheduled before the appeal deadline, so appeals must be filed to maintain their rights for settlement or hearing.

OLD BUSINESS:

None

NEW BUSINESS:

- **Veteran's Credits for Approval and Denial**

M. Welsh presented Veteran's Credits for approval and denial.

MOTION BY Robert Earley to approve the credits per the list provided.

SECONDED BY Jay Minkarah

VOTE: All in favor

MOTION BY Robert Earley to deny the credits per the list provided.

SECONDED BY Jay Minkarah

VOTE: All in favor

- **2024 Abatements for Approval and Denial**

Charles Dobens listed each address recommended for approval of an abatement and asked the board members if there were any questions for each item after reviewing the documents prepared in the packet.

3 VALENCIA DR.

3 CORTEZ DR.

43 SPRING COVE RD.

60 SPRING COVE RD.

46 SPRING COVE RD.

16 REDWOOD CIR.

75 WALDEN POND DR.

17 WALDEN POND DR.

45 WALDEN POND DR.

65 WALDEN POND DR.

94 WALDEN POND DR.

28-30 BERKELEY ST.

71 HAWTHORNE VILL RD

9 HAWTHORNE VILL RD

19 HAWTHORNE VILL RD

27 HAWTHORNE VILL RD

3 HAWTHORNE VILL RD

61 HAWTHORNE VILL RD

69 HAWTHORNE VILL RD

101 HAWTHORNE VILL RD

109 HAWTHORNE VILL RD

125 HAWTHORNE VILL RD

85 HAWTHORNE VILL RD

7 HAWTHORNE VILL RD *

57 HAWTHORNE VILL RD

133 HAWTHORNE VILL RD *

15 HAWTHORNE VILL RD

59 HAWTHORNE VILL RD *

81 HAWTHORNE VILL RD

31 HAWTHORNE VILL RD

67 HAWTHORNE VILL RD

65 HAWTHORNE VILL RD

131 HAWTHORNE VILL RD

97 HAWTHORNE VILL RD

3 TESTAMENT CIR.

17 VISTA WAY.

19 VISTA WAY.

12 CRAFTSMAN LN.
11 CRAFTSMAN LN.
2 CRAFTSMAN LN.
14 CRAFTSMAN LN.
9 CRAFTSMAN LN.
4 TESTAMENT CIR.
6 TESTAMENT CIR.
15 VISTA WAY. *

*Owners of these properties were present at the meeting and inquired what the revised assessments for their properties are and how refunds are handled. Staff and board members addressed the inquiries.

MOTION BY Robert Earley to approve 2024 abatements for the 45 properties listed above as presented in the packet.

SECONDED BY Jay Minkarah

VOTE: All in favor

Charles Dobens listed each address recommended for denial of a 2024 abatement and asked the board members if there were any questions for each item after reviewing the documents prepared in the packet.

27 SILVERTON DR.
28 WALDEN POND DR.
38 WALDEN POND DR.
49 WALDEN POND DR.
100 WALDEN POND DR.
57 SAWYER ST.
46 TANGLEWOOD DR.
9 WARNER ST.
78 AVON DR.
74 AVON DR.
30 GREENWOOD DR.
441 MAIN DUNSTABLE RD.
626 SOUTH MAIN ST.
2 HENRY DAVID DR, Unit 209.
2 HENRY DAVID DR, Unit 307.
43 HAWTHORNE VILL RD
111 HAWTHORNE VILL RD
117 HAWTHORNE VILL RD
23 HAWTHORNE VILL RD
1 CHESTNUT ST.
120 SPIT BROOK RD.

MOTION BY Robert Earley to deny 2024 abatements for the remaining 21 properties listed above as presented in the packet.

SECONDED BY Jay Minkarah

VOTE: All in favor

PUBLIC COMMENT:

All comments occurred during New Business above

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 9:19 AM

The Board resumed public session at 9:25 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 July 10, 2025 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 9:26 AM

Respectfully submitted,
Jessica Marchant

Veteran's Credit with a recommendation of Approval:

Account #	Property Address
46200	12 MT LAURELS DR, Unit U-206

Veteran's Credit with a recommendation of Denial (RSA 72:28)

Account #	Property Address
50114	9 GARY ST

Certain Disabled Veterans with a recommendation of Denial (RSA 72:36-a)

Account #	Property Address
50114	9 GARY ST