



THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

Board of Assessors Meeting for May 19, 2022 Agenda

A meeting of the Board of Assessors is scheduled for Thursday, May 19, 2022 at 9:00AM
At the Nashua City Hall, 3rd Floor Auditorium, 229 Main Street, Nashua, NH 03060.

You may also join online via Zoom:

<https://us02web.zoom.us/j/88334713950?pwd=VHZjbTV6MGFSNEY4YWVscUhhEOGc3UT09>

Meeting ID: 88334713950 Passcode: 231491

Join Zoom Meeting by telephone: 1-929-205-6099

This meeting will also be broadcast on Comcast Channel 16.

If anybody has a problem accessing the meeting or Channel 16, please call 603-589-3026 and they will help you connect.

- Tenth Meeting of 2022.
- Motion:
 - ✦ To approve minutes of the public and non-public sessions of The Board of Assessors Meeting of Thursday, May 5, 2022
- Communications:
 - ✦ None
- New Business Items:
 - ✦ Greg Turgiss – Discretionary Preservation Easement
 - ✦ Doug Dame – Abatement List of 2021 denials
- Unfinished Business:
 - ✦ None
- Public Comment
- Comments by Members of the Board
- Non-Public Session
- Signature Items

**Public Minutes of the Board of Assessors
Meeting of May 5, 2022**

A meeting of the Board of Assessors was held on Thursday, May 5, 2022 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 Daniel Hansberry

Members Present:

Daniel Hansberry Robert Earley Paul Bergeron

Assessing Staff Present:

Jessica Marchant (via Zoom) Greg Turgiss Doug Dame (via Zoom)

Other City of Nashua Staff Present:

Attorney Steve Bolton Kim Kleiner Diane Veino (via Zoom)

Chairman Daniel Hansberry

I'll call the meeting of the Nashua Board of Assessors to order at 9 AM on Thursday, May 5, 2022. Let the record show that present from the Board are Robert Earley, Paul Bergeron and myself, Daniel Hansberry.

MOTION BY Robert Earley to waive the reading of the public minutes from the Board of Assessors meeting held on Thursday, April 21, 2022, accept them and place them on file.

SECONDED BY Paul Bergeron

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 April 21, 2022, accept them and place them on file.

SECONDED BY Paul Bergeron

VOTE: All in favor

COMMUNICATIONS:

None

NEW BUSINESS:

Greg Turgiss presenting Wood Cut report, In House Corrections, A-9's, A-12's

Mr. Turgiss presented a timber tax warrant for signature by the board.

MOTION BY Robert Earley to approve the timber tax warrant.

SECONDED BY Paul Bergeron

VOTE: All in favor

Mr. Turgiss presented in-house corrections for a list of properties owned by SNHMC which are in a PILOT agreement with the City of Nashua.

MOTION BY Robert Earley to approve the in-house correction for the properties on the attached list per PILOT agreement with SNHMC.

SECONDED BY Paul Bergeron

VOTE: All in favor

Mr. Turgiss presented A-9 and A-12 applications for religious/educational/charitable exemptions.

Mr. Bergeron recused himself from the vote regarding the Nashua Historical Society since he is a member.

The board members agreed to request a representative for each of these groups attend a BOA meeting to explain the reasons for their late filings of these applications.

MOTION BY Robert Earley to accept the late filings for charitable and educational exemptions as presented.

SECONDED BY Paul Bergeron

VOTE:

Mr. Earley-yes

Mr. Bergeron- abstain from Nashua Historical Society; in support of accepting the filings of the other applicants

Mr. Hansberry-yes

MOTION BY Robert Earley to approve the religious exemptions as presented.

SECONDED BY Paul Bergeron

VOTE: All in favor

MOTION BY Robert Earley to approve the charitable exemptions as presented.

SECONDED BY Paul Bergeron

VOTE: All in favor

MOTION BY Robert Earley to approve the educational exemptions as presented.

SECONDED BY Paul Bergeron

VOTE: All in favor

MOTION BY Robert Earley to approve the Veterans of Foreign War Exemption as presented.

SECONDED BY Paul Bergeron

VOTE: All in favor

MOTION BY Robert Earley to deny the charitable exemptions as presented.

SECONDED BY Paul Bergeron

VOTE: All in favor

MOTION BY Robert Earley to deny the educational exemptions as presented.

SECONDED BY Paul Bergeron

VOTE: All in favor

UNFINISHED BUSINESS:

None

PUBLIC COMMENT:

Laurie Ortolano, 41 Berkeley St. appreciates the following:

- The BOA unsealing non-public minutes
- Easier access to unsealed non-public minutes on the website
- The BOA discussion and action items regarding charitable applications

She informed the board about the following:

- The favorable rulings that have come in for her cases
- She would like to know the court date for Pheasant Lane mall so she can attend

She expressed concerns about the following:

- Access to assessing information
- Her frustrations with the legal team and previous assessing staff/ procedures/ emails

COMMENTS BY BOARD MEMBERS:

None

Chairman Daniel Hansberry

Is there a motion 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."

MOTION BY Robert Earley to enter non-public session

SECONDED BY Paul Bergeron

VOTE:

Mr. Earley-Yes

Mr. Bergeron- Yes

Mr. Hansberry- Yes

(The Board entered non-public session at 9:24 AM)

(The Board resumed public session at 9:43 AM)

Chairman Daniel Hansberry

Is there a motion 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?

MOTION BY Robert Earley to seal the non-public minutes.

SECONDED BY Paul Bergeron

VOTE:

Mr. Earley-Yes

Mr. Bergeron-Yes

Mr. Hansberry-Yes

MOTION BY Robert Earley to adjourn.

SECONDED BY Paul Bergeron

VOTE: All in favor

The board adjourned at 9:44 AM

Respectfully submitted,
Jessica Marchant



THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

Public

Items to be presented by Greg Turgiss

A meeting of the Board of Assessors is scheduled for Thursday May 19, 2022 at 9:00AM at City Hall 229 Main St. in the Auditorium.

- 1. Discretionary Preservation Easement for the property located at: 70 Coburn Ave Acct# 47828**
 - a. City's Recommendation- Approval**
 - b. Motion: To approve the Discretionary Preservation Easement for the property located at: 70 Coburn Ave Acct# 47828**
 - c. Motion: To deny the Discretionary Preservation Easement for the property located at: 70 Coburn Ave Acct# 47828**

FORM

PA-36-A

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
DISCRETIONARY PRESERVATION EASEMENT APPLICATION

STEP 1 PROPERTY OWNER (S)

PLEASE TYPE OR PRINT	LAST NAME <i>WILLIAMS</i>		FIRST NAME <i>KATHERINE</i>	
	LAST NAME		FIRST NAME	
	STREET ADDRESS <i>70 COBURN AVE.</i>			
	STREET (continued)			
	TOWN/CITY <i>NASHUA</i>		STATE <i>N.H.</i>	ZIP CODE <i>03063</i>

STEP 2 PROPERTY LOCATION OF LAND AND HISTORIC AGRICULTURAL STRUCTURE BEING CLASSIFIED

PLEASE TYPE OR PRINT	STREET <i>70 COBURN AVE.</i>				
	TOWN/CITY <i>NASHUA</i>			COUNTY <i>HILLSBORO</i>	
	NUMBER OF ACRES <i>6.12</i>	MAP # <i>F</i>	LOT # <i>30</i>	BOOK # <i>7890</i>	PAGE # <i>1985</i>
	CHECK ONE: Original Application <input type="checkbox"/>			Renewal <input checked="" type="checkbox"/>	
				Tax Year <i>2022</i>	

STEP 3 REASON FOR DISCRETIONARY PRESERVATION EASEMENT APPLICATION

Describe how the Historic Agricultural Structure meets one of the tests of public benefit per RSA 79-D:3. Submit additional sheets, if necessary.

SEE ATTACHMENT

How many square feet will be subject to the easement?

STEP 4 SIGNATURES OF ALL PROPERTY OWNERS OF RECORD

TYPE OR PRINT NAME (in black ink) <i>KATHERINE WILLIAMS</i>	SIGNATURE (in black ink) <i>Katherine Williams</i>	DATE <i>3/20/2022</i>
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
DISCRETIONARY PRESERVATION EASEMENT APPLICATION
 (CONTINUED)

STEP 5 TO BE COMPLETED BY THE LOCAL ASSESSORS

<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	Pending approval of Discretionary Preservation Easement Agreement by landowner and assessing officials.
Comments:	

STEP 6 APPROVAL OF A MAJORITY OF SELECTMEN/ASSESSORS

TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE

STEP 7 DOCUMENTATION

Is a map of the entire parcel showing the property location, orientation, overall boundaries and acreages clearly showing easement area requested submitted?	Yes <input type="checkbox"/> No <input type="checkbox"/>
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3/20/2022

To Whom it may concern,

My name is Katherine Williams and I am the owner of the property, at 70 Coburn Ave. in Nashua, N.H. This property has been in my family for over 100 years, and has been farmed continuously!

The farm is now a working historic structure. It is over 100 years old and has been in agricultural use for the majority of that time. Also there are scenic enjoyments since the repairs, as the farm is now a local landmark. It is also the last operating farm in Nashua and has become a focal point for PYO apples!

The Salvation Army has also made use of the property for their "Fall Festival." It was a great success for the community!

The reconstruction of the barn was done with great care to save as much of the old structure as possible, and the farm has retained its historic character.

The farm is visible from Coburn Ave. and I have had good response from everyone who has visited. This renovation was a major expense, and this is the reason I have applied for the tax easement, as well as for the maintenance of the barn over time.

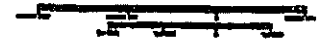
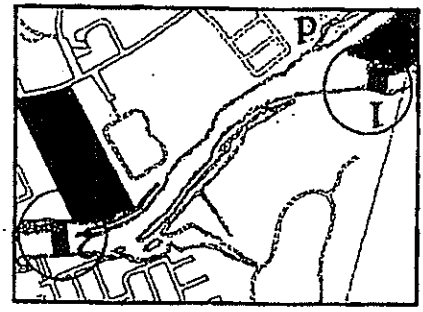
Sincerely yours,

Katherine Williams

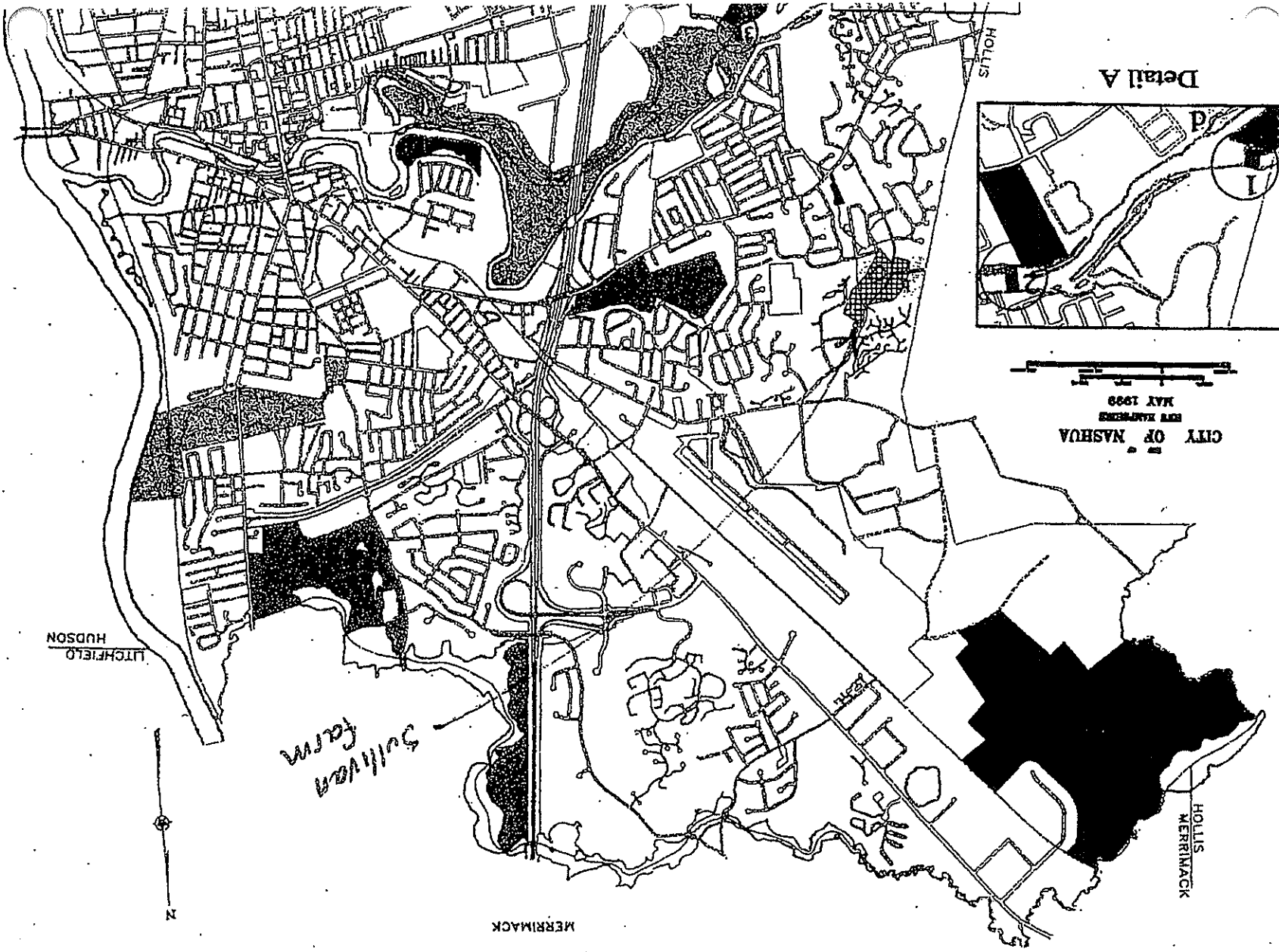
land line 595-4560

cell 493-5743

Detail A



CITY OF NASHUA
FOR MAPMENS
MAY 1939



LITCHFIELD
HUDSON

Sullivan
farm

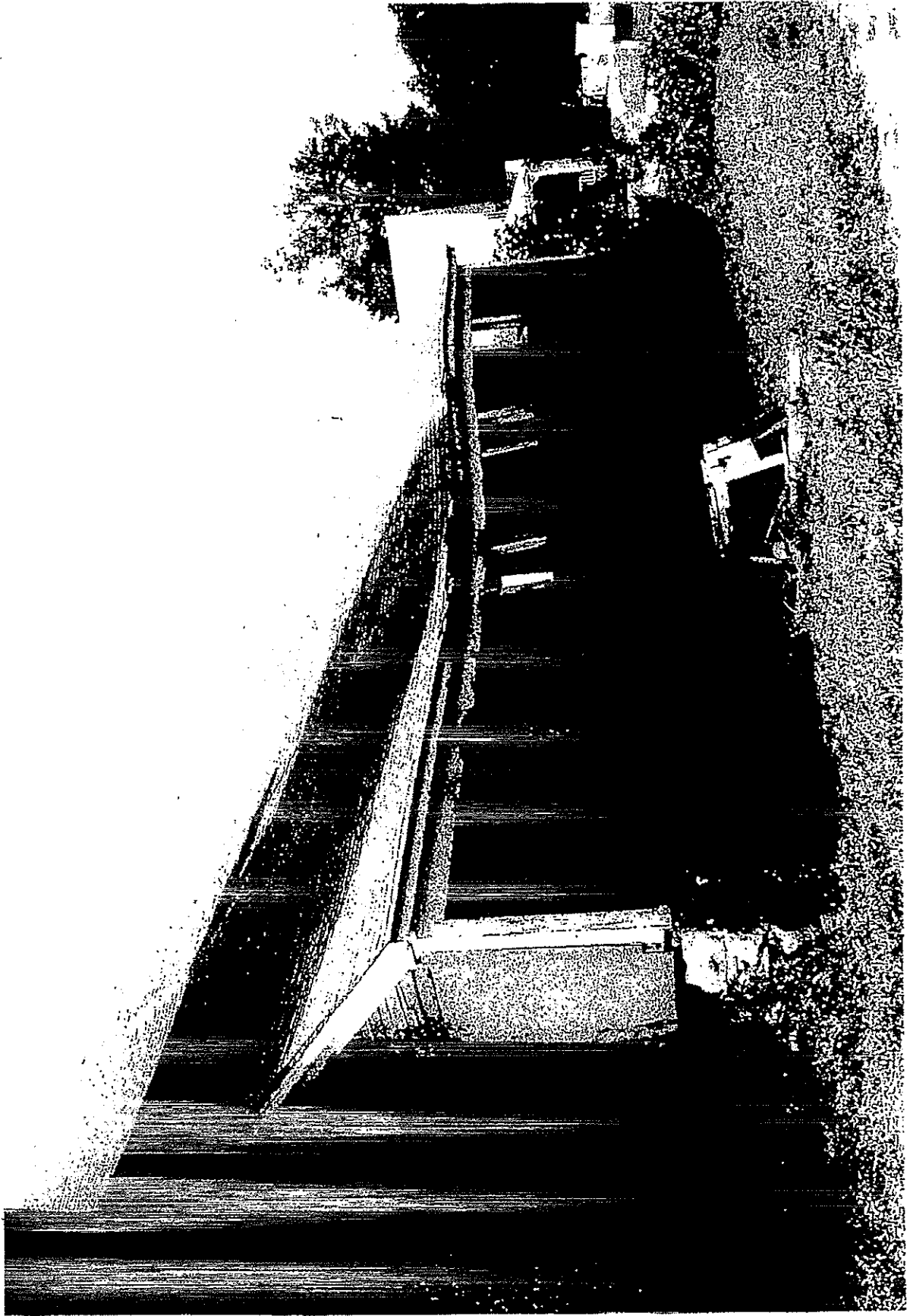
MERRIMACK

HOLLIS
MERRIMACK



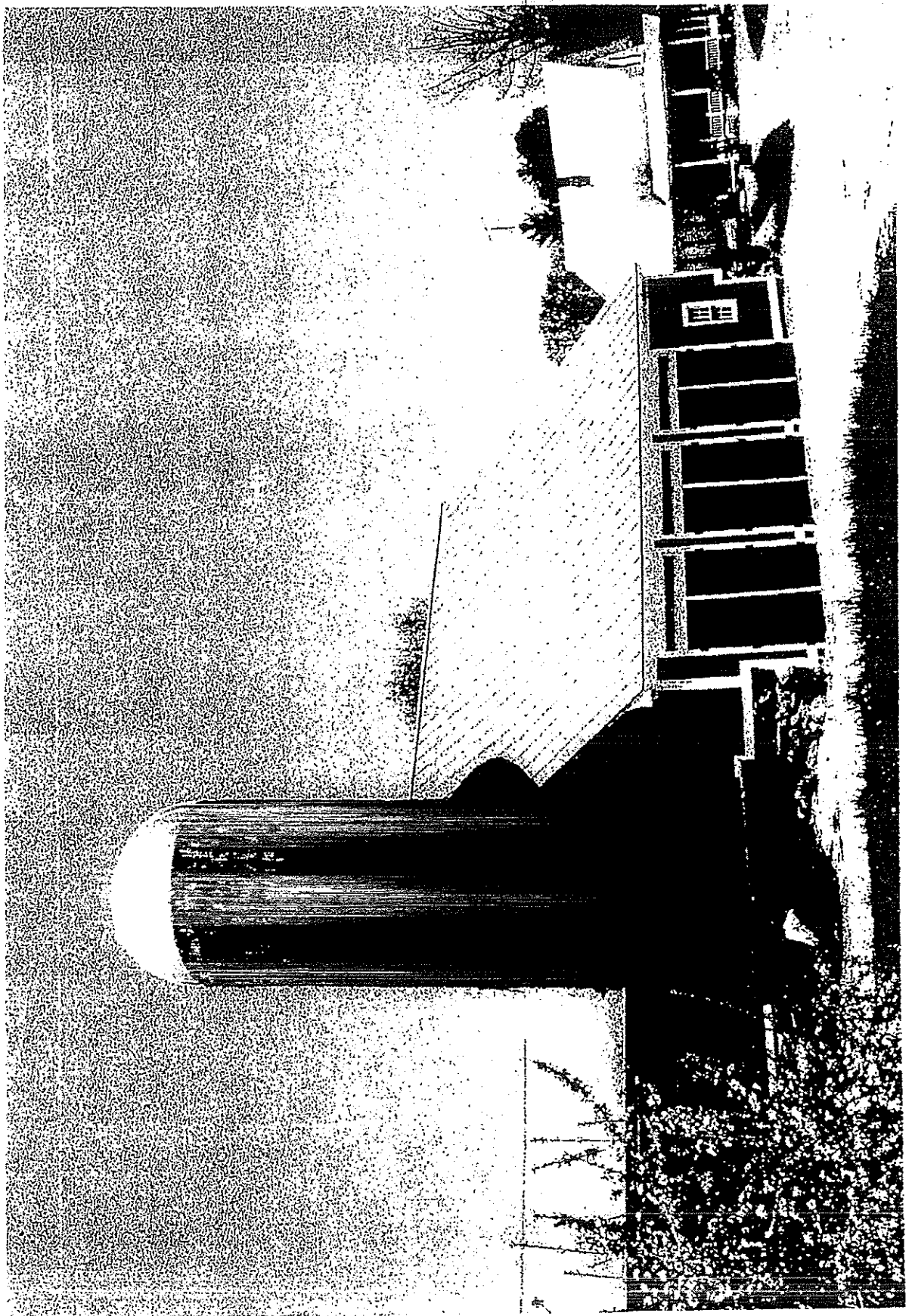
Attachment G:
Tax map boundaries
Source: City of Nashua and
Town of Hollis tax maps











From:

K. Williams

Sullivan Farm

To: Tax Assessing Dept



**Abatement List of 2021 Denials Presented By Douglas
Dame:**

A meeting of the Board of Assessors is scheduled for Thursday May 19, 2022 at 9:00AM in the Auditorium of Nashua City Hall.

- 1. Abatement Addresses: Located at Various Addresses in Nashua NH Per Attached List of 2021 Denials Pursuant to RSA 76:16.**
 - a. Staff Recommendation: Denials**
 - b. Motion: To deny the 2021 abatements of properties located at various addresses in Nashua NH. See Attached List of Denials. or**
 - c. Motion: To approve abatement requests as filed by taxpayers for properties located in Nashua NH.**

2021 Denial List

Abatement Denials

<u>Account #:</u>	<u>Address:</u>	<u>Owner's Name:</u>
43,801	310 Daniel Webster HWY	Pheasant Lane R T (c/o Simon Property Group, Tax Dept.)
43800	310 DW Hwy	Dayton Hudson Corp
7202	600 Amherst St	Target Corporation
32476	230 Amherst St	Wina Realty LLC
41686	22 Cotton Rd	Albany Road-Cotton Road LLC
14664	252 DW Hwy	Sarnia Seacoast LLC (Staples)
33800	224 DW Hwy	GVD Commercial Properties, Inc (TVI Inc.)
16626	90 Northeastern Blvd	Agnl Pane LLC c/o Angelo, Gordon & Co LP (Lansing Building Products)
1216	24 Simon St	24 Simon St Developers Corp c/o Management Discovery Ventures (Clear Align)
49183	30 Front St	Cotton Mill Square LLC
43797	310 DW Hwy	CTL Propco I LLC c/o Glas Company LLC
43802	310 DW Hwy	Pheasant Lane Mall FB LLC
31550	217 W Hollis St	Volos Realty LLC c/o Stellos
5706	547 Amherst St	547 Amherst Street LLC
34138	31-33 Franklin St	Triangle Credit Union
17364	243 DW Hwy	Rubin Nashua LLC
43874	2 Somerset Pkwy	LNK Birghton Tic LLC (CGG Brighton LLC et al)
8498	272 DW Hwy	Nashua 272 Realty Ventures LLC
49244	281 DW Hwy	Nashua 281 Realty Ventures LLC
24984	7 Graham Dr	Northern NE Telephone LLC
24976	124 W Pearl St	Northern NE Telephone LLC
47672	290-294 DW Hwy	Centro GA Willow Springs Plaza LLC
47673	298 DW Hwy	Centro GA Willow Springs Plaza LLC
47674	296 DW Hwy	Centro GA Willow Springs Plaza LLC
9310	7 E Desilvio Dr.	Centro GA Willow Springs Plaza LLC
26682	Various locations (aggregate of all 22 properties)	Public Service of NH
Count:	26	