

**The Public Minutes of the Board of Assessors
Meeting of February 2, 2023**

A meeting of the Board of Assessors was held on Thursday, February 2, 2023 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 Paul Bergeron

Assessing Staff Present:

Jessica Marchant Jennifer Zins Katie Yankowski

Other City of Nashua Staff Present:

Attorney Celia Leonard

Chairman Robert Earley

I'll call the meeting of the Nashua Board of Assessors to order at 9 AM on Thursday, February 2, 2023.

Let the record show that present from the Board are Paul Bergeron, and myself, Robert Earley.

MOTION BY Paul Bergeron to waive the reading of the public minutes from the Board of Assessors meeting held on Thursday, January 5, 2023, accept them and place them on file.

SECONDED BY Robert Earley

VOTE: All in favor

MOTION BY Paul Bergeron to waive the reading of the non-public minutes from the Board of Assessors meeting held on Thursday, January 5, 2023, accept them and place them on file.

SECONDED BY Robert Earley

VOTE: All in favor

COMMUNICATIONS:

Jennifer Zins presented communication items as follows:

- Assessing Department continues to interview for new hire to fill the Admin. Spec. II/CSR position.
- Staff is working on abatements-all is going well.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

- **Jennifer Zins presenting Administrative Abatements for Greg Turgiss**

75 – 77 Northeastern Blvd: Charitable Exemption -The property owner notified us of a change in the leased area that is taxable. The taxable area was reduced however the exemption amount was not recalculated and the new amount was not applied.

MOTION BY Paul Bergeron to approve the administrative abatement for 75 – 77 Northeastern Blvd.

SECONDED BY Robert Earley

VOTE: All in favor

74 Northeastern Blvd Unit 9: Charitable Exemption - Property owners filed exemption paper work late, as they had recently purchased this unit as well as the adjoining unit not realizing they had to file for both units, late filing and exemption was approved on August 25, 2022 was not applied to the property prior to tax bills.

MOTION BY Paul Bergeron to approve the administrative abatement for 74 Northeastern Blvd Unit 9.

SECONDED BY Robert Earley

VOTE: All in favor

9 Stadium Dr: This is City owned property with taxable leased space. The exemption amount for the non-taxable was not adjusted for the updated values.

MOTION BY Paul Bergeron to approve the administrative abatement for 9 Stadium Dr.

SECONDED BY Robert Earley

VOTE: All in favor

- **Jennifer Zins presenting Supplemental Bills for Greg Turgiss**

4 Manorcrest Dr: Prorated tax bill for new manufactured housing.

MOTION BY Paul Bergeron to approve the 2022 supplemental bill for 4 Manorcrest Dr.

SECONDED BY Robert Earley

VOTE: All in favor

29 Sunrise Trl: Prorated tax bill for new manufactured housing.

MOTION BY Paul Bergeron to approve the 2022 supplemental bill for 29 Sunrise Trl.

SECONDED BY Robert Earley

VOTE: All in favor

- **Jessica Marchant presenting Administrative Abatement**

2-20 Sapphire Ln: New Structure was only 55% complete as of April 1, 2022. Taxpayer received final tax bill for a fully constructed 10-unit townhome complex.

MOTION BY Paul Bergeron to approve the administrative abatement for 2-20 Sapphire Ln.

SECONDED BY Robert Earley

VOTE: All in favor

- **Jessica Marchant presenting Abatements**

6 Cambridge Rd: Home was damaged by fire in 2020. New home was rebuilt on existing foundation. Inspector closed permits and noted construction was complete prior to April 1, 2022, but did not get inside for an interior inspection.

Following final tax bill mailing, owner reached out to request inspection to correct data on the property card. After data corrections were made, total property assessment was lower than assessment at time of tax billing.

MOTION BY Paul Bergeron to approve the abatement for 6 Cambridge Rd.

SECONDED BY Robert Earley

VOTE: All in favor

182 Harris Rd: After 2022 final bill was mailed out, owner requested inspection to correct data. After all data was corrected, it resulted in a net reduction of the total assessment. The data changes have been corrected moving forward and the owner applied for an abatement to adjust the 2022 assessment.

MOTION BY Paul Bergeron to approve the abatement for 182 Harris Rd.

SECONDED BY Robert Earley

VOTE: All in favor

PUBLIC COMMENT:

Bill Ferriero, 35 Indian Rock Rd asked for the process Vision used to validate their models for the revaluation.

Jennifer Zins responded that the models and tables for mass appraisal are built into the CAMA system. The USPAP report Vision is completing will be sent to the Assessing Dept and then NH DRA for review and then it will be posted to the City website.

Mr. Ferriero will submit his question by email to the Assessing Dept for further clarification from City staff or Vision staff.

Paul Bergeron commented that Vision presented process and progress updates to the board throughout the revaluation.

COMMENTS BY BOARD MEMBERS:

None

MOTION BY Paul Bergeron 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 Robert Early

VOTE:

Mr. Bergeron –Yes

Mr. Earley-Yes

(The Board entered non-public session at 9:20 AM)

(The Board resumed public session at 9:53 AM)

MOTION BY Paul Bergeron 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 Robert Early

VOTE:

Mr. Bergeron –Yes

Mr. Earley-Yes

MOTION BY Paul Bergeron to unseal the non-public minutes of January 5, 2023 as submitted.

SECONDED BY Robert Early

VOTE: All in favor

MOTION BY Paul Bergeron to adjourn.

SECONDED BY Robert Early

VOTE: All in favor

The board adjourned at 9:55 AM

Respectfully submitted,
Jessica Marchant

DRAFT