

**The Public Minutes of the Board of Assessors
Meeting of August 17th, 2023**

A meeting of the Board of Assessors was held on Thursday, August 17th, 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 R Bergeron & Jay Minkarah

Assessing Staff Present:

Jessica Marchant, Greg Turgiss, Jennifer Zins, Kade Yankowski

Other City of Nashua Staff Present:

Stephen Whalen – Vision Government Solutions

Chairman Robert Earley

I'll call the meeting of the Nashua Board of Assessors to order at 9 AM on Thursday, August 17, 2023.

Let the record show that present from the Board are Paul Bergeron, Jay Minkarah 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, August 3, 2023, accept them and place them on file.

SECONDED BY Jay Minkarah

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, August 3, 2023, accept them and place them on file.

SECONDED BY Jay Minkarah

VOTE: All in favor

COMMUNICATIONS:

Jennifer Zins presented communication items as follows:

- Department Update – Thanked the Assessors for their hard work on the abatements, having only 2 assessors we have only 45 out of 300 abatements unable to be reviewed prior to the Sept 1st appeal deadline.
- Mr. Bergeron's last meeting is today, the staff would like to thank him for his service.

Greg Turgiss presented communication items as follows:

- Thanked Mr. Bergeron for her 4 years of service.
- Thanked the admin staff, Kade, Chey, Sarah, and Jen for helping the assessors through the abatement review.
- Thanked Vision Government Solutions for their assistance through the abatement process.

APPOINTMENTS:

- None

OLD BUSINESS:

- **Greg Turgiss presenting Old Business**

Provided an update regarding mass appraisal versus individual appraisals brought on by a question from the public from the previous meeting. Written response was provided to the Board of Assessors.

Mr. Bergeron noted the explanation was well written and well explained. He read the memo into the record. It is also in the public packet for this meeting.

NEW BUSINESS:

- **Greg Turgiss presenting Abatements**

22 King St: This is a 1792 square foot colonial style home built in 2007. The home is in average condition and has been well maintained with moderate updates over the years. There was no deferred maintenance issue noted. Owner did supply some comparable properties however they were not used in this analysis due to them being considerably older home (early 1900 to her 2007 built home) or they were 2 family homes compared to her single-family home.

MOTION BY Paul Bergeron to approve the abatement for 22 King St.

SECONDED BY Jay Minkarah

VOTE: All in favor

3-5 Stark St: This is a 3,464 square foot two family structure. The property owner stated there is incorrect data on the property record card and they are the highest assessed two family in the area. The data corrections have been (# of rooms from 18 to 12, # of bedrooms from 10 to 6 and # of baths rooms from 3 to 2) made resulting in a lower assessment. The property owner did not supply an opinion of value or any supporting evidence that the assessment is incorrect.

MOTION BY Paul Bergeron to approve the abatement for 3-5 Stark St.

SECONDED BY Jay Minkarah

VOTE: All in favor

L East Dunstable Rd: This is a vacant lot of land on East Dunstable road near the intersection of Robinson Rd. and Lund Rd. The property was listed as potentially developable. The property is zone RA (A-Urban Residence), after reviewing the zoning requirements for (RA) the minimum square footage, as well as frontage requirements, and other setbacks, the property would need to go through multiple variances to be potentially developable. As of present there is also no curb cut for the lot and would be unlikely to be granted one due to the location and proximity to the busy intersection. Land coding corrected to undevelopable land resulting in a lower assessment.

MOTION BY Paul Bergeron to approve the abatement for L East Dunstable Rd.

SECONDED BY Jay Minkarah

VOTE: All in favor

- **Jessica Marchant presenting Abatements**

26 Marian Ln: After reapplying the wetlands land factor which had previously been in place, an abatement is warranted.

MOTION BY Paul Bergeron to approve the abatement for 26 Marian Ln.

SECONDED BY Jay Minkarah

VOTE: All in favor

18 Carson Cir: After making data corrections to the property identified by the applicant, an abatement is warranted.

MOTION BY Paul Bergeron to approve the abatement for 18 Carson Cir.

SECONDED BY Jay Minkarah

VOTE: All in favor

7 Chaucer Rd: After comparing this property to similar properties, an abatement is recommended due to a data correction.

MOTION BY Paul Bergeron to approve the abatement for 7 Chaucer Rd.

SECONDED BY Jay Minkarah

VOTE: All in favor

31 Greenwood Dr: After comparing this property to similar properties which sold, an abatement is not warranted.

MOTION BY Paul Bergeron to deny the abatement for 31 Greenwood Dr.

SECONDED BY Jay Minkarah

VOTE: All in favor

95 Parnell Pl: After comparing this property to similar properties which sold, an abatement is warranted.

MOTION BY Paul Bergeron to approve the abatement for 95 Parnell Pl.

SECONDED BY Jay Minkarah

VOTE: All in favor

6 Smithfield Ter: After making a data correction and comparing this property to similar properties which sold, an abatement is recommended.

MOTION BY Paul Bergeron to approve the abatement for 6 Smithfield Ter.

SECONDED BY Jay Minkarah

VOTE: All in favor

114 Concord St: After comparing this property to similar properties which sold, an abatement is recommended.

MOTION BY Paul Bergeron to approve the abatement for 114 Concord St.

SECONDED BY Jay Minkarah

VOTE: All in favor

715 West Hollis St: After comparing this property to similar properties which sold, an abatement is recommended.

MOTION BY Paul Bergeron to approve the abatement for 715 West Hollis St.

SECONDED BY Jay Minkarah

VOTE: All in favor

31 Ferry Rd: After comparing this property to similar properties which sold, an abatement is recommended.

MOTION BY Paul Bergeron to approve the abatement for 31 Ferry Rd.

SECONDED BY Jay Minkarah

VOTE: All in favor

1 Pilgrim Cir: After comparing this property to similar properties which sold, an abatement is recommended.

MOTION BY Paul Bergeron to approve the abatement for 1 Pilgrim Cir.

SECONDED BY Jay Minkarah

VOTE: All in favor

27 Pilgrim Cir: After comparing this property to similar properties which sold, an abatement is recommended.

MOTION BY Paul Bergeron to approve the abatement for 27 Pilgrim Cir.

SECONDED BY Jay Minkarah

VOTE: All in favor

6 Legacy Dr: After comparing this property to similar properties within the development, an abatement is recommended due to data corrections.

MOTION BY Paul Bergeron to approve the abatement for 6 Legacy Dr.

SECONDED BY Jay Minkarah

VOTE: All in favor

8 Hassel Brook Rd: After comparing this property to two similar properties which sold, a non-sale comp provided by the applicant, and a sale on the street which is entirely in the flood plain, no abatement is warranted.

MOTION BY Paul Bergeron to deny the abatement for 8 Hassel Brook Rd.

SECONDED BY Jay Minkarah

VOTE: All in favor

25 New Hampshire Ave: After comparing this property to similar properties which sold, an abatement is recommended.

MOTION BY Paul Bergeron to approve the abatement for 25 New Hampshire Ave.

SECONDED BY Jay Minkarah

VOTE: All in favor

- **Vision Government Solution Representative Stephen Whalen presenting Abatements**

38 Spalding St U-25: Mr. Whalen presented the commercial abatement

MOTION BY Jay Minkarah to approve the abatement for 38 Spalding St U-25.

SECONDED BY Paul Bergeron

VOTE: All in favor

319 East Dunstable Rd: Mr. Whalen presented the commercial abatement

MOTION BY Paul Bergeron to approve the abatement for 319 East Dunstable Rd.

SECONDED BY Jay Minkarah

VOTE: All in favor

169 Daniel Webster Hwy: Mr. Whalen presented the commercial abatement

MOTION BY Paul Bergeron to approve the abatement for 169 Daniel Webster Hwy.

SECONDED BY Jay Minkarah

VOTE: All in favor

161 Kinsley St: Mr. Whalen presented the commercial abatement

MOTION BY Paul Bergeron to approve the abatement for 161 Kinsley St.

SECONDED BY Jay Minkarah

VOTE: All in favor

310 Daniel Webster Hwy: Mr. Whalen presented the commercial abatement

MOTION BY Paul Bergeron to approve the abatement for 310 Daniel Webster Hwy.

SECONDED BY Jay Minkarah

VOTE: All in favor

22 Concord St: Mr. Whalen presented the commercial abatement

MOTION BY Jay Minkarah to approve the abatement for 22 Concord St.

SECONDED BY Paul Bergeron

VOTE: All in favor

114 Perimeter Rd: Mr. Whalen presented the commercial abatement

MOTION BY Paul Bergeron to approve the abatement for 114 Perimeter Rd.

SECONDED BY Jay Minkarah

VOTE: All in favor

PUBLIC COMMENT:

None

COMMENTS BY BOARD MEMBERS:

Mr. Bergeron – Noted he has been on the board for 4 years, he thanked Board members Bob, Jay, and Dan. He commended the staff for their work on full city-wide revaluation during a pandemic while understaffed. He has enjoyed his time on the Board of Assessors.

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 Jay Minkarah

VOTE:

Mr. Bergeron – Yes

Mr. Minkarah - Yes

Mr. Earley - Yes

The Board entered Non-Public session at 9:42 AM

The Board resumed Public session at 9:46 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 Jay Minkarah

VOTE:

All in favor

MOTION BY Paul Bergeron to release the Non-Public minutes of August 3rd, 2023 as amended.

SECONDED BY Jay Minkarah

VOTE: All in favor

MOTION BY Paul Bergeron to adjourn.

SECONDED BY Jay Minkarah

VOTE: All in favor

The board adjourned at 9:48 AM

Respectfully submitted,
Kade Yankowski