

**Minutes of the Board of Assessors
Meeting of April 27, 2006**

A meeting of the Board of Assessors was held on Thursday, April 27, 2006 in Room 208 at City Hall. The meeting was called to order at 4:30 PM by Chair, Marylou Blaisdell.

Members Present

Marylou Blaisdell Dominic D'Antoni

Assessing Staff Present

Angelo Marino Bob Lakeman Doug Dame Jeanne Dunfey
Cheryl Walley

Minutes of the Meeting:

MOTION BY Marylou Blaisdell to accept the minutes of the meeting held April 13, 2006.

SECONDED BY Dominic D'Antoni.

MOTION CARRIED unanimously.

Abatement Requests Presented:

Approvals/denials are available in the Assessor's Office. Discussing the approval of the abatement on the property located at 4 Gendron St., Dominic D'Antoni made mention of a study done by Mr. Phil Waterman which concluded, after gathering data from about twenty towns, that having power lines on your property does not have a negative impact on the value. Chief Assessor Angelo Marino stated that the power line stanchion is on this property and this is why the assessment was adjusted

Staff Items:

Referring to the memo received by the Board from staff regarding the late filing of the A-9 form for the following organizations:

1. Unitarian Universalist Church for properties located at 58 Lowell St., 56 Lowell St., and a lot on Lemon St.
2. Temple Beth Abraham for property at 439 West Hollis St.
3. New Fellowship Church for property at 50 Ash St.
4. Youth Council for property at 110-114 West Pearl St.
5. United Greek Orthodox Church for property located at 500 West Hollis St.

After noting that these exemptions have been received for years and the organizations are not habitually late in filing the A-9 form, the Board made the following motion:

MOTION BY Marylou Blaisdell to approve the late filing of the A-9 forms for the charitable and religious organizations listed above for their respective properties.

SECONDED BY Dominic D'Antoni

MOTION CARRIED unanimously.

The discussion of the late filing of the A-9 form for charitable organization Bridges was tabled for the next meeting, as Chair Blaisdell has recused herself from voting due to a conflict of interest.

The Board discussed applications for new exemptions filed by Harbor Homes for the property at 45 High Street and 46 Spring Street.

According to the A-9 form filed by Harbor Homes for 45 High Street, of the building's total 21,774 square feet interior, 3,650 is used by another organization from which the Assessing Department has not received an A-9 form as required by State Statute. Harbor Homes is using 18,124 square feet of the interior. After discussing this further, the Board made the following motion:

MOTION BY Marylou Blaisdell to approve a 2006 partial charitable exemption for this property, exempting the area of 18,124 square feet used by the applicant, Harbor Homes. The remaining 3,650 square feet of the interior which is used by another organization will be non-exempt.

SECONDED BY Dominic D'Antoni

MOTION CARRIED unanimously.

Regarding the property at 46 Spring Street, the A-9 form filed by Harbor Homes lists the building as a 20-unit, multifamily residence for state & federally-funded transitional housing program and says that the non-profit 501 C-3 Agency was signed before 4/1/06. It also states that building was demolished 10/05. The Board referred to the copy of the building project information provided by the Building Department, which states status of the building permit as "Issued 4/11/06". The lot was vacant on 4/1/06 and therefore not being used and occupied by them directly for the purposes for which they are established, as required by State Statute (RSA 72:23-V). The Board made the following motion:

MOTION BY Marylou Blaisdell to deny a 2006 charitable exemption for this property, based on the fact that criteria stated in RSA 72:23-V were not being met as of 4/1/2006.

SECONDED BY Dominic D'Antoni

MOTION CARRIED unanimously.

The Board referred to an A-9 Form filed by Southern New Hampshire Medical Center for an empty lot which was merged with their main hospital lot at 10-12 Prospect Street (Acct. #49455) and is being used for additional parking spaces. The Board noted this property meets the criteria established by the State of NH in RSA 72:23 and made the following motion:

MOTION BY Marylou Blaisdell to approve a 2006 charitable exemption on the additional square footage of this lot based on the fact that as of 4/1/2006 it has met the criteria established by the State of NH in RSA 72:23.

SECONDED BY Dominic D'Antoni

MOTION CARRIED unanimously.

Old Business:

Commercial Assessor Douglas Dame referred the Board to the information they received regarding the religious exemption request filed by Crossway Church for the property located at 503 Main Dunstable Rd., Account # 33644. This request was tabled at the last meeting so the Board could be provided with more information on the amount of land necessary for the Youth Pastor using the residence. Mr. Dame noted that the Board asked whether or not the organization using the pond, Nashua Flycast Fishing Club,

was compensating the Church for this use. The answer is no. The Church is not receiving any compensation for the use of this pond. It was also asked if the Youth Pastor has another residence in the State of NH which is exempt and the answer is no to this as well. This is the only residence of the Youth Pastor. This information was given to Mr. Dame by Mr. Tracy Foster of the Crossway Church.

Mr. Dame told the Board he has provided two variations of the amount of land used. Three acres would include more of the land buffer, leaving two points of access and covering all of the improvements present. Another scenario would provide for only the land immediately around the residence, next to the carriage house and the onsite residence. Mr. Dame continued saying for purposes of exemption, until the property is entirely used as a church, he is presenting the Board with these two reduced-use scenarios for the Board members' consideration. Chair Blaisdell asked if .88 acres is currently being utilized by the Youth Pastor or is there a larger amount. Mr. Dame said that .88 acres is the minimal amount, but three acres is more indicative of two points of access in case the church youth wish to play soccer, use the sandbox or detached enclosed porch. Mr. D'Antoni asked if the .88 acres meets all the setback requirements. Mr. Dame explained that had not been determined as this would only be necessary if the lot was being subdivided, however the minimum lot size is 40,000 square feet.

MOTION BY Dominic D'Antoni to approve a 2006 religious exemption for the Crossway Church for one full acre of land on property located at 503 Main Dunstable Road, as well as the buildings thereon based on the fact that as of 4/1/2006 this has met the criteria established by the State of NH in RSA 72:23.

SECONDED BY Marylou Blaisdell
MOTION CARRIED unanimously.

MOTION BY Marylou Blaisdell at 5:10 PM to adjourn.

SECONDED BY Dominic D'Antoni.
MOTION CARRIED unanimously.

Transcribed by
Cheryl Walley
Department Coordinator