



# City of Methuen, Massachusetts

## Office of The Assessor

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**David P. Beauregard, Jr.**

Suzanne E. Doherty, MAA, City Assessor

## Board of Assessors

Janet McLennan, Chair

Thomas J. Hoye

Susan Davila

### Methuen Board of Assessors Meeting Minutes

March 19, 2026

Assessor's Office

41 Pleasant St Ste. 103, Methuen, MA

On the above date, the Board of Assessors met in person to consider all business to come before the Board. Present at the meeting was Chairman Janet McLennan and board members Thomas J. Hoye, and Susan Davila. Also, in attendance was Suzanne Doherty, City Assessor, and Theresa M. Solomon, Assistant Assessor.

Thomas J. Hoye made a motion to open the general meeting at 8:38 a.m., seconded by Susan Davila, the motion was unanimous.

Thomas J. Hoye made a motion to accept the minutes of the March 5, 2026, meeting, seconded by Susan Davila, the motion was unanimous.

New business: Assessor Suzanne talked to the Board of Assessors about some new growth we will have coming in. The City recently passed the building of a new hotel on Pleasant Valley St across from Pie Hill. Also discussed is a residential development coming to Methuen. The plan for this development should be recorded in April. Lastly, we had a deed come in for property on Osgood St that is going to become a mixed-use property. The plan is to build an apartment complex on the top floor with business on the bottom floor.

Old business: Assessor Suzanne brought up two new properties that filed 3ABC'S and would like to apply to be in charitable status. The first property is now owned by B.C.E.A Neema Church Inc located at 4 Alderbrook Ln. After discussion the Board of Assessors would like the Assessor to reach out the church and gather some information before deciding. They would like to know how many pastors the church has, and whether they will be living on the Methuen property. How long has the church been formed, and lastly how big the congregation is? They decide in the next board meeting. The second 3ABC we received is for Fellowship bible church located at 255 Oakland Ave. Fellowship bible church has another property located in Methuen on 144A Hampshire Rd, and this property is currently tax exempt. After discussion the board voted on just the property located at 255 Oakland Ave.

Susan Davila made a motion to accept the charitable status of 255 Oakland Ave, seconded by Thomas J. Hoye.

Thomas J Hoye made a motion to end the general meeting at 8:58 seconded by Susan Davila.

Thomas J. Hoye then made a motion to enter Executive Session at 8:58 a.m. to consider Statutory Exemption Applications, and Abatement Applications in compliance with the Open Meeting Laws purpose #7 ("To comply with, or act under the authority of, any general or special or federal grant-in-aid requirements") and to adjourn the meeting from the Executive Session. The motion was seconded by Thomas J. Hoye, and it was unanimously voted on by Roll Call Vote:

Chairman Janet McLennan- Yes

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|------------------|-----|
| Thomas J. Hoyer- | Yes |
| Susan Davila-    | Yes |

The meeting was adjourned at 10.07 a.m.

The next regularly scheduled Board of Assessors meeting will be held on April 2, 2026, at 8:30am.