

Town of Needham  
Board of Assessors  
MEETING MINUTES

|                              |                                                                          |                                         |                                             |
|------------------------------|--------------------------------------------------------------------------|-----------------------------------------|---------------------------------------------|
| Date: <b>October 9, 2024</b> |                                                                          | Time: <b>9:15 AM</b>                    | Location: <b>Town Hall Great Plain Room</b> |
| Board Members Attendance:    |                                                                          |                                         |                                             |
| Present:                     | John Bulian, Chair; Michael Niden, Vice Chair; Michael Diener, Secretary |                                         |                                             |
| Absent:                      |                                                                          |                                         |                                             |
|                              |                                                                          |                                         |                                             |
| Other Attendees:             | David Davison                                                            | Deputy Town Manager/Director of Finance |                                             |
|                              | Cecilia Simchak                                                          | Assistant Director of Finance           |                                             |
|                              | Nancy Martin                                                             | Assistant Director of Assessing         |                                             |
|                              | Peter O'Neil                                                             | Needham Observer                        |                                             |
|                              |                                                                          |                                         |                                             |
| Notes prepared by:           | David Davison                                                            | Deputy Town Manager/Director of Finance |                                             |

This meeting was posted on the Town web site as a hybrid meeting:  
<https://us02web.zoom.us/j/83294596529>

Chair John Bulian called the meeting to order at 9:15 a.m.

Chair Bulian announced that in accordance with the Open Meeting Law at the beginning of the meeting, I must disclose to attendees whether the meeting is being recorded. This meeting is being broadcast via Zoom, and is being recorded for publication, later viewing, and administrative purposes. Also, after notifying the chair, any person may make a video or audio recording of the meeting or may transmit the meeting through any medium, subject to reasonable requirements of the chair as to the number, placement and operation of equipment used so as not to interfere with the conduct of the meeting. Please let me know now so that I can make that announcement as well.

**Public Comment Period:** There were no comments.

**Approve Minutes of Prior Meeting:** There were no minutes to approve.

**New Business:**

**Taxpayer Appointments:** Ms. Shirley Pelaggi owner of 96 Wyoming Avenue, addressed the Board regarding her property assessment over the years. She asked if the Board members received her email which she sent that morning which Chair Bulian and Mr. Niden stated they had. She described her property. Mr. Diener asked Ms. Pelaggi if she had filed an abatement application. Ms. Pelaggi stated she had filed an abatement application three years ago. She proceeded to say that she spoke with the Select Board and the City of Newton's Assessors. Mr. Diener explained how the process of filing an abatement application works and encouraged Ms. Pelaggi to file an abatement application in January.

**Recertification Process:** Staff discussed with the Board the recertification process and the Department of Revenue requirements. The Town is being assisted by Municipal Finance Services, Real Estate Research (RRC), and Tyler Technologies Inc, with different aspects of the recertification process. Mr. Davison stated that Tyler Technologies has completed the assessment review of all the single family homes and was focusing on condominiums. RRC which does the personal property valuation work has finished. Mr. Diener said he had done an analysis on the changes with the single family homes and that changes in assessed values will have a greater impact on the lower end homes and the higher end homes will have smaller increase. He provided an analysis grouped into five quintiles which shows this impact. Mr. Niden would like to discuss the neighborhood designations at a future meeting. Mr. Davison reminded the Board that the major change in the preliminary

assessments is driven by the change in land values not the building value. Ms. Martin confirmed that the single family home teardowns do impact the assessments.

**Overlay Surplus:** The Town Manager submitted a request to the Board to release \$1,000,000 of overlay to Overlay Surplus. Mr. Davison provided a calculation of what the minimum overlay reserve should be as of June 30, 2024, and that the Board could approve the requested amount and have an adequate reserve. On a **motion** by Mr. Niden, seconded by Mr. Diener, the Board approved the request unanimously by 3-0 vote.

**Executive Session:** The Chair asked for a **motion** to enter into executive session and to return to open session prior to adjournment to comply with the provisions of any general or special law [exception 7]; specifically, to discuss Real Estate and Personal Property exemption and/or abatement applications which are not open to public inspection (per M.G.L. Chapter 59, Section 60); to comply with the provisions of any general or special law; specifically, to discuss Returns of Property Held for Charitable Purposes which are not open to public inspection (per M.G.L. Chapter 59, Section 32); and to discuss strategy with respect to litigation [exception 3] if an open meeting may have a detrimental effect on the government's litigating position which was moved by Mr. Niden, seconded by Mr. Diener and passed unanimously (3-0) on a roll call vote.

Mr. Niden            Yes

Mr. Diener        Yes

Chair Bulian      Yes

The Board moved to executive session at 10:15 a.m.

The Board **returned to open session** at 11:46 a.m.

Results of votes that were decided during executive session. The Chair announced that there were no votes taken during executive session.

The Board agreed that the next meeting will be 9:15 a.m. November 4, 2024.

Mr. Diener moved that the Board adjourn the meeting, seconded by Chair Bulian [Mr. Niden had departed the meeting during the executive session] passed unanimously by 2-0 vote at 11:47 a.m.

Minutes Approved Subject to Technical Correction 04/24/2025