

Town of Needham
Board of Assessors
MEETING MINUTES

Date: **Thursday, March 27, 2025** Time: **9:30 AM** Location: **Town Hall Great Plain Room**

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
	Nancy Martin	Assistant Director of Assessing
	Julie Castor-Deas (remote)	
	Cecilia Simchak	Assistant Director of Finance
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://needham-k12-ma-us.zoom.us/j/87304627022>

Chair Bulian called the meeting to order at 9:30 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.

Director of Assessing Appointment: The Chair introduced Ms. Julie Castor-Deas who soon will be the new Director of Assessing. Ms. Castor-Deas joined the meeting via ZOOM. Mr. Bulian asked if the members had a copy of Ms. Castor-Deas's resume. They indicated they do. Mr. Bulian read the letter from the Town Manager asking the Board in accordance with the Town Charter section 20 to approve the appointment. Mr. Bulian introduced the members of the Board and others in the room to Ms. Castor-Deas. Ms. Castor-Deas stated she is super excited to start working for Needham and with the team. She knows the CAMA system used by Town as well as the vendors that the Town is currently working with. She is looking forward to getting to know the town. The Chair as for a motion to appoint Julie Castor-Deas as Director of Assessing **Motion:** Mr. Niden moved to appoint Julie Castor-Deas as the Director of Assessing, seconded by Mr. Diener, pass 3-0. Ms. Castor-Deas left the meeting at 9:36 a.m.

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

Taxpayer Appointments: None

Board Discission: None

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 9:37 a.m.

The Board **returned to open session** at 11:36 a.m. Mr. Niden had excused himself at 11:35 a.m. from the executive session and was not able to attend the return to the open session of the meeting.

Result of votes taken during executive session. The Chair asked Mr. Davison to announce the results. Mr. Davison reported the following:

1498 Highland Ave (Personal Property Tax 146900) The Board has a hold on the application pending additional information from staff.

32 Scott Road	Board moved to reconsider its prior vote and put the application on hold to obtain additional information.
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11 Greenough	Board voted to deny (fairly assessed)
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178 High Rock Street	Board voted to deny (fairly assessed)
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22 David Road	Board voted to deny (fairly assessed)
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1649 Great Plain Avenue	Board voted to deny (fairly assessed)
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44 Lynn Road	Board voted to deny (fairly assessed)
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540 Chestnut Street	Board voted to deny (fairly assessed)
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1509 Central Avenue	Board voted to deny (fairly assessed)
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252 Rosemary Street	Board voted to deny (fairly assessed)
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46 Edgewater Drive	Board voted to approve an abatement (assessment reduced \$134,400 easement adjustment)
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58 St Mary Street	Board voted to approve an abatement (assessment reduced \$70,000 economic adjustment)
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169 St Mary Street	Board voted to approve an abatement (assessment reduced \$105,100 land adjustment)
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21 Highland Court	Board voted to approve an abatement (assessment reduced \$135,200 condition)
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23 Crescent Road	Board voted to approve an abatement (assessment reduced \$29,200 administrative error)
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21 Crescent Road	Board voted to approve an abatement (assessment reduced \$29,200 administrative error)
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11 Thornton Road	Board voted to approve an abatement (assessment reduced \$276,600 building grade)
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99 Damon Road	Board voted to approve an abatement (assessment reduced \$9,400 administrative error)
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The Board approved property tax deferral applications finding that the owner qualifies for the program: 29 Fisher Street.

The Board approved abatement settlements for two properties which were before the ATB. The Board approved abatements for 115 Fourth Avenue (FY2024 assessment reduced \$827,830; FY2025 assessment reduced \$5,238,000) and 100 Second Avenue (FY2024 assessment reduced \$1,286,000; FY2025 assessment reduced \$2,658,900). Both cases will be withdrawn by the applications.

Ms. Cecilia Simchak arrived at the meeting at 11:38 a.m.

The Chair noted that the next meeting is scheduled for Thursday, April 3, 2025.

Mr. Diener moved that the Board adjourn the meeting, seconded by Mr. Bulian, which was passed unanimously by 2-0 vote at 11:40 a.m.

Approved 05/22/2025