

Town of Needham
Board of Assessors
MEETING MINUTES as Corrected

Date: **Thursday, April 3, 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	
	Cecilia Simchak	Assistant Director of Finance	
	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://needham-k12-ma-us.zoom.us/j/84258644281>

Chair Bulian called the meeting to order at 9:32 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. Mr. Peter O'Neil of the Needham Observer indicated that he was recording the meeting.

Public Comment Period: There were no comments.

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

Taxpayer Appointments: None

Board Discission: Mr. Diener asked for confirmation on how a taxpayer could estimate their FY2026 preliminary tax bill. Take the total tax bill for FY2025 then increase by 2.5%, then divide by 4 is a fair estimate what the first quarter FY2026 tax bill amount will be. Mr. Bulian stated the deadline for filing property tax abatements for those that have an extended deadline is approaching. Martin stated that it is April 9th.

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 9:36 a.m.

The Board **returned to open session** at 11:40 a.m.

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

1498 Highland Avenue (Personal Property 146900) Board voted to approve an abatement in full (assessment of \$15,230 duplicate bill)

43 Glendoon Road Board voted to approve an abatement (assessment reduced \$20,200 topographical)

588 Central Avenue Board voted to approve an abatement (assessment reduced \$77,000 condition)

132 Forest Street Board voted to approve an abatement (assessment reduced \$36,300 land adjustment)

170 Oxbow Road Board voted to deny (fairly assessed)

95 Mary Chilton Road Board voted to deny (fairly assessed)

33 Blacksmith Drive Board voted to deny (fairly assessed)

884 South Street Board voted to deny (fairly assessed)

64 High Rock Street Board voted to deny (fairly assessed)

58 William Street Board voted to deny (fairly assessed)

32 Scott Road No action still on hold.

The Board also approved three property tax deferral applications finding that each of the owners for the following properties qualify for the program: 55 Richardson Drive, 288 Brookline Street, 27 Hazel Lane, 70 Booth Street.

The Chair raised the question of scheduling future meetings and whether the Board can resume Monday meetings. MR. Niden said no because of his business appointments on Monday. Mr. Diener said he is flexible but has a conflict next Thursday. The board members discussed their availability, and the consensus was to continue meeting on Thursdays.

It was noted that the next meeting will be April 10 and then April 17. There will be taxpayer appointment on the 17th.

Mr. Niden moved that the Board adjourn the meeting, seconded by Mr. Diener, which was passed unanimously by 3-0 vote at 11:28 a.m.

Approved 05/22/2025