

Town of Needham
Board of Assessors
MEETING MINUTES

Date: **Thursday, April 17, 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
	Stanley Winston	Assessing Division
	Peter O’Neil	Needham Observer
	Danielle Justo, Esq	Representative for Property Owner of 588 Hillside Avenue; 1215 Highland Avenue
	Paul Ingram (remote)	Representative for Property Owner of 588 Hillside Avenue; 1215 Highland Avenue
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/85165161257>

Chair Bulian called the meeting to order at 9:36 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: Chair Bulian introduced Attorney Danielle Justo representing the taxpayers of 588 Hillside Avenue and 1215 Highland Avenue (Knights of Columbus). Attorney Justo said that Mr. Paul Ingram, who is a former property appraiser, would be attending the meeting but was caught in traffic. She reached out to Mr. Ingram by telephone; he reconfirmed that traffic was heavy and he would be late. Attorney Justo asked if the Board could switch agenda items while she waited for Mr. Ingram. The Chair said that the next agenda item is executive session and that will take a couple of hours. Attorney Justo stated that the Knights of Columbus signed and returned the extension form so that the Board will have more time to review the application and that they will submit an extension for 588 Hillside Avenue as well. The parties agreed to reschedule the appointment for a future meeting. Attorney Justo departed the meeting. Mr. Winston, who was in attendance to address questions the Board may have on the property, also left the meeting.

Board Discussion: 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 9:42 a.m.

The Board **returned to open session** at 11:23 a.m. Mr. Niden had left the executive session meeting at 11:02 a.m. and was not able to attend the balance of the open session.

Result of votes taken during executive session. The Chair asked Mr. Davison to announce the results. Mr. Davison reported there were four denials and six approvals.

27 Spring Road property information)	Board voted to approve an abatement (assessment reduced \$52,600 incorrect
16 Laurel Drive attribute)	Board voted to approve an abatement (assessment reduced \$221,400 building
200 South Street condition)	Board voted to approve an abatement (assessment reduced \$62,200 grade and
762 Webster Street	Board voted to approve an abatement (assessment reduced \$121,800 condition)
309 Marked Tree Road	Board voted to approve an abatement (assessment reduced \$79,700 traffic)
16 Savoy Road	Board voted to approve an abatement (assessment reduced \$265,000 grade)
14 Highgate Street	Board voted to deny (fairly assessed)
111 Redington Road	Board voted to deny (fairly assessed)
72 Marked Tree Road	Board voted to deny (fairly assessed)
615 Hunnewell Street	Board voted to deny (fairly assessed)
38 Brookside Road	Board voted to deny (fairly assessed)

The Board also approved two property tax deferral applications finding that each of the owners of the following properties qualifies for the program: 14 Parkland Road and 49 Whiting Way.

The Board denied the exemption application of the taxpayer of 612 High Rock Street because the taxpayer did not meet the qualifications for the exemption.

Mr. Davison asked the Board to act on the item that was added to the revised agenda. The Board approved the request from the Treasurer/Collector Ellyse Glushkov to abate utility liens on the tax bills for the following properties (listed below) so that the charges could be added back to the individual utility accounts. The action is not a reduction of the liability but rather correcting an administrative action which caused the charges to be added to the tax bills when they should not have been. The properties are located at 34 Horace Street and 103 Wayne Road. **Motion:** Mr. Diener moved to approve the request, seconded by Mr. Bulian, which was passed unanimously by 2-0 vote.

The Chair announced that the next meeting is next Thursday (April 24, 202). Mr. Davison stated there is a taxpayer appointment for that meeting.

Mr. Diener moved that the Board adjourn the meeting, seconded by Mr. Bulian, which was passed unanimously by 2-0 vote at 11:23 a.m.

Approved 05/22/2025