

Town of Needham
Board of Assessors
MEETING MINUTES

Date: May 1, 2025 Time: 9:30 AM Location: Town Hall Great Plain Room

Board Members Attendance:			
Present:	John Bulian, Chair; Michael Niden		
Absent:	Michael Diener		
Other Attendees:	Julie Castor-Deas	Director of Assessing	
	David Davison	Deputy Town Manager/Director of Finance	
	Nancy Martin	Assistant Director of Assessing	
	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/86825579576>

Chair Bulian called the meeting to order at 9:31 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: On a motion by Mr. Niden and seconded by Mr. Bulian the Board approved the open session minutes for the meetings of January 6, 2025, January 27, 2025, and February 10, 2025. Motion passed on a 2-0 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. Bulian and passed unanimously (2-0) on a roll call vote.

Mr. Niden Yes
Chair Bulian Yes

The Board moved to executive session at 9:35 a.m.

The Board **returned to open session** at 10:35 a.m.

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

248 Marked Tree Road	Board voted to deny (fairly assessed).
409 Dedham Avenue	Board voted to approve an abatement (assessment reduced \$37,800 easement adjustment).
700 Greendale Avenue (PPTAX 1575706)	Board voted to deny (fairly assessed).
51 Forest Street	Board voted to deny (fairly assessed).
1206 Greendale Avenue	Board voted to approve an abatement (assessment reduced \$138,500 administrative error).
25 Barrett Street	Board voted to deny (fairly assessed).
586 Central Avenue	Board voted to approve an abatement (assessment reduced \$137,000 Grade).
32 Scott Road	Board Reconsidered Application and was put On Hold.

The Board denied an exemption for the taxpayer at 264 Greendale (insufficient information provided).
The Board approved an exemption for the taxpayer located at 1208 Greendale Avenue.

Mr. Bulian announced that the next meeting will be May 8, 2025.

Mr. Niden moved that the Board adjourn the meeting, seconded by Mr. Bulian, which was passed unanimously by 2-0 vote at 10:37 a.m.

Approved July 17, 2025