

Town of Needham
Board of Assessors
MEETING MINUTES

Date: May 15, 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:			
	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	

[Editor Note that the Board Meeting of May 8, 2025 was cancelled]

This meeting was posted on the Town web site as a hybrid meeting: <https://needham-k12-ma-us.zoom.us/j/86456048500>

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 March 6, 2025 and March 13, 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 9:33 a.m.

The Board **returned to open session** at 11:27 a.m.

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

52 Thrope Road	Board voted to deny (fairly assessed).
191 Tudor Road	Board voted to deny (fairly assessed).
100 Greendale Avenue	Board voted to deny (fairly assessed).
1490 Great Plain Avenue	Board voted to deny (fairly assessed).
113 Gayland Road	Board voted to deny (fairly assessed).
75 Clarke Road	Board voted to deny (fairly assessed).
72 Clarke Circle	Board voted to deny (fairly assessed).
1097 Greendale Avenue	Board voted to deny (fairly assessed).
98 Sutton Road	No Action taken on application on hold for additional information from staff.
467 Central Avenue	Board voted to deny (fairly assessed).
52 Sherman Street	Board voted to deny (fairly assessed).
120 Lexington Avenue	No Action taken on application on hold pending site visit.
37 May Street	Board voted to deny (fairly assessed).
14 Powder House Circle	Board voted to deny (fairly assessed).
47 Nardone Road	Board voted to approve an abatement (assessment reduced \$34,100 Technical Adjustment).
3 Avery Street	Board voted to deny (fairly assessed).
115 High Rock Street	Board voted to approve an abatement (assessment reduced \$126,600 Condition).
21 Mellen Street	Board voted to approve an abatement (assessment reduced \$77,300 Economic Adjustment).
150 Brookside Road	Board voted to approve an abatement (assessment reduced \$65,000 Topographical Adjustment).
1381 Great Plain Avenue	Board voted to approve an abatement (assessment reduced \$176,800 Grade).

Mr. Davison presented a request from the Treasurer/Collector for the Board to remove the committed water (\$267.07) and sewer (\$663.47) liens from the tax bill of 34 Pershing Road so that they can be added back to the taxpayer's utility account. Mr. Niden moved to approve the request, seconded by Mr. Bulian, which passed by a 2-0 vote.

Board Reorganization: Mr. Niden nominated Mr. Bulian as Chair. Mr. Bulian called for a vote which passed unanimously by 2-0 vote. Mr. Bulian then nominated Mr. Niden as Vice Chair. Mr. Bulian called for a vote which passed unanimously by 2-0 vote.

Ms. Martin informed the Board that Cidare (the firm hired to update the system sketches) is out in the field doing measuring work this week and next week. She noted that there are a number of appointments scheduled to do interior measuring.

Mr. Bulian announced that the next meeting will be May 22, 2025.

Mr. Niden moved that the Board adjourn the meeting, seconded by Mr. Bulian, which was passed unanimously by 2-0 vote at 11:32 a.m.