

Town of Needham
Board of Assessors
MEETING MINUTES

Date: Friday, May 30, 2025

Time: 9:30 AM

Location: Town Hall Great Plain Room

Board Members Attendance:			
Present:	John Bulian, Chair; Michael Diener; Michael Niden		
Absent:			
Other Attendees:	Julie Castor-Deas	Director of Assessing	
	David Davison	Deputy Town Manager/Director of Finance	
	Cecilia Simchak	Assistant Director of Finance (9:37 a.m.)	
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/83219827833>

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.

Public Comment Period: There were no comments.

Approve Minutes of Prior Meeting: On a motion by Mr. Niden and seconded by Mr. Diener, the Board approved the open session minutes for the meeting of March 20, 2025. Motion passed on a 3-0 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. 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 10:36 a.m.

The Board **returned to open session** at 11:44 a.m. Mr. Niden had excused himself at 11:43 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:

98 Sutton Road	The Board based on additional information provided, voted to approve an abatement (assessment reduced \$75,600 Wetlands Adjustment).
120 Lexington Avenue	The Board based on additional information provided, voted to approve an abatement (assessment reduced \$83,400 Grade).
28 Marr Road	The Board based on additional information provided, voted to approve an abatement (assessment reduced \$251,600 Wetlands Adjustment).
81 Chapel Street	Board voted to approve an abatement (assessment reduced \$88,300 Condition).
10 Oak Street	Board voted to approve an abatement (assessment reduced \$162,600 Incorrect Financial Information).
961 Great Plain Avenue	No Action taken on application on hold pending site visit.
100 Cabot Street	No Action taken on application on hold for additional information from staff.
0 Chestnut Street	No Action taken on application on hold for additional information from staff.
52 Pickering Street	Board voted to approve an abatement (assessment reduced \$399,600 Incorrect Financial Information).
18 Chestnut Street	Board voted to deny (Lack of information from the taxpayer).
1027 Great Plain Avenue	Board voted to approve an abatement (assessment reduced \$380,400 Incorrect Financial Information).
100 Highland Avenue	Board voted to deny (Lack of information from the taxpayer).
333 Reservoir Street	Board voted to deny (fairly assessed).
45 Fourth Avenue	Board voted to deny (fairly assessed).
1183 Highland Avenue	Board voted to deny (fairly assessed).
1201 Highland Avenue	No Action – On Hold
206 A Street	No Action – On Hold
161 Highland Avenue	No Action – On Hold
283 Chestnut Street	No Action – On Hold

Mr. Diener moved that the Board adjourn the meeting, seconded by Mr. Bulian, which was passed unanimously by 2-0 vote at 11:46 a.m.

Approved July 17, 2025