

Town of Needham
Board of Assessors
MEETING MINUTES

Date: Thursday, June 5, 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	
	Nancy Martin	Assistant Director of Assessing	
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/84133297904>

Chair Bulian called the meeting to order at 9:35 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.

Taxpayer Appointments: Nick Coppola, owner of 18 Chestnut Street, met with the Board to question why the land value for his property increased by 221%. He stated the land value changed from \$281,900 last year to \$905,500 this year. Mr. Coppola said that the land value has not changed much over the past five years so he thought it must be a mistake. Mr. Bulian explained that process the Board uses to value commercial property. Mr. Bulian requested copies of the leases be provided so that the Board can relook at the application. Mr. Coppola said that his leases have a confidentiality clause so he would need to reassure the tenants that the information will be held in confidence. He asked the Board if some documentation could be provided. Mr. Diener said it is a matter of state law. Mr. Bulian reemphasized that the Board will need the leases. Mr. Niden asked if Town Counsel could provide a written statement of the confidentiality. Mr. Davison said that Town Counsel could reaffirm that which appears on the top of the application that the information is not subject to public disclosure. Mr. Coppola said he would get back to the Board.

Mohammed and Parisa Anbarder then approached the Board to discuss the increase in their property value. They are the owners of 178 High Rock Street. Mr. Bulian informed them that the Board did vote to deny the application but that they would like the Board to reconsider the value. Ms. Parisa Anbarder said that their backyard is classified as wetlands. The taxpayers explained that there is a lot of wetness in their yard. They

did not believe that the Town considers the wetlands in determining the value. Mr. Niden said that the Town does factor wetlands in the value. Mr. Diener noted that they had purchased the property in 2022 and what they paid contributed to the assessed value. Board members explained that the increased assessments for many residential properties were due to the market over the past few years.

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

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 10:12 a.m.

The Board **returned to open session** at 12:04 p.m.

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

18 Brookside Road	Board voted to approve an abatement (assessment reduced \$1,061,800 incorrect zoning information used in the assessment)
6 Shady Lane	Board voted to deny (fairly assessed).
51 Pershing Road	Board voted to deny (fairly assessed).
77 Warren Street	Board voted to deny (fairly assessed).
100 Mary Chilton	Board voted to deny (fairly assessed).
170 Parish Road	Board voted to deny (fairly assessed).
20 Prospect Street	Board voted to deny (fairly assessed).
87 Greendale Avenue	Board voted to deny (fairly assessed).
72 Marshall Street	Board voted to deny (fairly assessed).
147 Maple Street	Board voted to deny (fairly assessed).
106 Maple Street	Board voted to deny (fairly assessed).
312 Greendale Avenue	Board voted to deny (fairly assessed).
44 Glendale Road	Board voted to deny (fairly assessed).
283 Chestnut Street	Board voted to deny (fairly assessed).
174 Standish Road	Board voted to deny (fairly assessed).

Mr. Bulian announced that the next meeting will be June 12, 2025 at 9:30 a.m.

Mr. Niden moved that the Board adjourn the meeting, seconded by Mr. Diener, which was passed unanimously by 3-0 vote at 12:07 p.m.

Approved July 17, 2025