

Town of Needham
Board of Assessors
MEETING MINUTES

Date: Thursday June 26, 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	

This meeting was posted on the Town web site as a hybrid meeting: <https://needham-k12-ma-us.zoom.us/j/86331497732> (Meeting was moved from the Highland Room to Great Plain Room)

Chair Bulian called the meeting to order at 9:30 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: 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. Bulian and passed unanimously (2-0) on a roll call vote.

Mr. Niden Yes

Chair Bulian Yes

The Board moved to executive session at 9:32 a.m.

The Board **returned to open session** at 11:31 a.m.

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

46 May Street	Board voted to deny (fairly assessed).
322 West Street	Board voted to approve an abatement (assessment reduced \$35,000 Grade).
50 Sargent Street	Board voted to approve an abatement (assessment reduced \$162,600 Condition).
76 Lawton Road	Board voted to approve an abatement (assessment reduced \$64,500 Condition).
153 Grant Street Building Information).	Board voted to approve an abatement (assessment reduced \$10,700 Updated
28 Arch Street	Board voted to approve an abatement (assessment reduced \$263,100 Grade).
53 St Mary Street	Board voted to deny (fairly assessed).
103 Falcon Street	Board voted to approve an abatement (assessment reduced \$191,400 Grade).
751 Webster Street	Board voted to approve an abatement (assessment reduced \$110,200 Condition).
354 Hunnewell Street	Board voted to approve an abatement (assessment reduced \$158,600 Condition).
29 Greenwood Avenue	Board voted to approve an abatement (assessment reduced \$41,500 Condition).
36 Wilshire Park	Board voted to approve an abatement (assessment reduced \$67,000 Condition).
33 Lantern Lane Building Information).	Board voted to approve an abatement (assessment reduced \$61,600 Updated
12 Border Road	Board voted to approve an abatement (assessment reduced \$250,400).
46 Wildwood Drive	Board voted to approve an abatement (assessment reduced \$179,200 Wetlands).
108 Plymouth Road	Board voted to approve an abatement (assessment reduced \$33,800 Grade).
50 Lynn Road	Board voted to deny (fairly assessed).
154 South Street	Board voted to deny (fairly assessed).
53 Peacedale Road	Board voted to deny (fairly assessed).
24 May Street	Board voted to deny (fairly assessed).
52 Oak Knoll Terrace	Board voted to deny (fairly assessed).
96 Bradford Street	Board voted to deny (fairly assessed).
199 Hunnewell Street	Board voted to deny (fairly assessed).
144 Fair Oaks Park	Board voted to deny (fairly assessed).
51 Longfellow Road	Board voted to deny (fairly assessed).
445 Greendale Avenue	Board voted to deny (fairly assessed).
628 Webster Street Adjustment).	Board voted to approve an abatement (assessment reduced \$71,400 Sale
374 South Street	Board voted to deny (fairly assessed).
1606 Great Plain Avenue	Board voted to deny (fairly assessed).
47 Meetinghouse Road	Board voted to deny (fairly assessed).
124 Reservoir Street	Board voted to deny (fairly assessed).
131 Jarvis Circle	Board voted to deny (fairly assessed).
17 Warran Street	Board voted to deny (fairly assessed).
90 Forest Street	Board voted to deny (fairly assessed).
14 Newell Avenue	Board voted to deny (fairly assessed).
3 Morley Street	Board voted to deny (fairly assessed).

The Board members discussed when the next meeting would be and they agreed July 2, 2025 would be the next meeting and the Board would also post a meeting for July 3, 2025 to complete the review of any remaining abatement applications if the work was not completed on July 2.

Mr. Niden moved that the Board adjourn the meeting, seconded by Mr. Bulian, which was passed unanimously by 2-0 vote at 11:34 a.m.

Approved July 17, 2025