

Town of Needham
Board of Assessors
MEETING MINUTES

Date: **Wednesday, July 2, 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	
	Nancy Martin	Assistant Director of Assessing	
	David Davison	Deputy Town Manager/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/89538692824>

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. Diener the Board approved the open session minutes for the meetings of November 4, 2024, November 18, 2024, and April 24, 2025. The motion passed on a 3-0 vote.

Taxpayer appointments: The taxpayers for properties located at 15 Highland Terrace, 19 Highland Terrace, 25 Highland Terrace and 29 Highland Terrace were not in attendance. The Committee acted on other business while waiting to see if the taxpayer would show up to the meeting. No one arrived.

The Board took agenda item 6 (**Future Meetings**) out of order while waiting to see if the taxpayer showed. The Board members discussed dates for future meetings. The next meeting previously schedule is still on for July 3, 2025. The Board agreed the next meeting would be Thursday, July 17, 2025.

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 9:37 a.m.

The Board **returned to open session** at 12:17 p.m. Ms. Martin had left the executive session at 10:37 a.m. and was not in attendance when the Board returned to open session. Mr. Diener had left the executive session meeting at 11:55 a.m. and was not able to attend the balance of the open session.

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

29 Highland Terrace	Board voted to deny (fairly assessed).
19 Highland Terrace	Board voted to deny (fairly assessed).
25 Highland Terrace	Board voted to deny (fairly assessed).
15 Highland Terrace	Board voted to deny (fairly assessed).
69 Melrose Avenue	Board voted to deny (fairly assessed).
55 Concord Street	Board voted to approve an abatement (assessment reduced \$51,100 Grade).
81 May Street	Board voted to approve an abatement (assessment reduced \$49,900 Condition).
345 Cartwright Road	Board voted to deny (fairly assessed).
980 South Street	Board voted to deny (fairly assessed).
375 Hunnewell Street	Board voted to approve an abatement (assessment reduced \$197,100 administrative error).
297 West Street	Board voted to deny (fairly assessed).
36 Peacedale Road	Board voted to deny (fairly assessed).
29 Peacedale Road	Board voted to approve an abatement (assessment reduced \$233,600 Grade).
18 Mellen Street	Board voted to deny (fairly assessed).
453 Central Avenue	Board voted to deny (fairly assessed).
19 Intervale Road	Board voted to deny (fairly assessed).
130 Manning Street	Board voted to deny (fairly assessed).
15 Park Avenue	Board voted to deny (fairly assessed).
70 Pleasant Street	Board voted to approve an abatement (assessment reduced \$228,700 Grade).
15 Mellen Street	Board voted to deny (fairly assessed).
18 Enslin Road	Board voted to approve an abatement (assessment reduced \$116,400 taxpayer's purchase price set the value).
20 Marsh Road	Board voted to deny (fairly assessed).
303 Brookline Street	Board voted to deny (fairly assessed).
195 First Avenue	Board voted to deny (Lack of information from the taxpayer).
30 Charles Street	Board voted to deny (fairly assessed). [Note this was stated in error, an abatement was granted; the public record will be corrected at the July 3, 2025 meeting]
19 Crawford Street	Board approved an abatement. [Note this was stated in error, the application was denied; the public record will be corrected at the July 3, 2025 meeting]
250 First Avenue	Board voted to deny (Lack of information from the taxpayer).
175 Highland Avenue	Board voted to deny (Lack of information from the taxpayer).
30 Chestnut Street	Board voted to deny (fairly assessed).
340 Chestnut Street	Board voted to deny (fairly assessed).
160 Gould Street	Board voted to approve an abatement (assessment reduced \$3,990,800 administrative error).
52 Wexford	No Action Taken - On Hold.

437 Hunnewell Street	No Action Taken - On Hold.
6 Brook Road	Board voted to deny (Lack of information from the taxpayer).
72 River Park Street	Board voted to deny (fairly assessed).
63 Kendrick Street	Board voted to deemed denied.
151 Third Avenue	Board voted to deny (fairly assessed).
Panera Bread (63 Kendrick Street) Personal Property Tax	Board voted to deny (fairly assessed).
Assured Allies Services (160 Gould Street) Personal Property Tax	Board approved an abatement (assessment reduced by \$18,210 based on corrected valuations).
206 A Street	Board voted to deemed denied.
89 A Street	Board voted to deny (fairly assessed).
33 Highland Avenue	Board voted to approve an abatement (assessment reduced \$68,000 encroach parking adjustment). – [please note this was reported in error, previously approved.]
49 Highland Avenue	Board voted to approve an abatement (assessment reduced \$59,000 encroach parking adjustment).
17 Avery Square	Board voted to approve an abatement (assessment reduced \$14,900 Grade).
63 Oak Street	Board voted to deny (fairly assessed).
20 Pickering Street	Board voted to deny (fairly assessed).
1305 Highland Avenue	Board voted to approve an abatement (assessment reduced \$53,100 record update).
0 Highland Avenue	Board voted to approve an abatement (assessment reduced \$30,300 land is secondary).

The Chair announced that the Board is meeting again tomorrow, Thursday, July 3, 2025 at 9:30 a.m.

Mr. Niden moved that the Board adjourn the meeting, seconded by Mr. Bulian, which was passed unanimously by 2-0 vote at 12:20 p.m.

Approved July 17, 2025