

Town of Needham
Board of Assessors
MEETING MINUTES

Date: August 19, 2024		Time: 9:15 AM	Location: Town Hall Great Plain Room
Board Members Attendance:			
Present:	John Bulian, Chair; Michael Niden, Vice Chair; Michael Diener, Secretary		
Absent:			
Other Attendees:	David Davison	Deputy Town Manager/Director of Finance	
	Cecilia Simchak	Assistant 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://us02web.zoom.us/j/84430306680>

Chair John Bulian called the meeting to order at 9:15 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.

New Business

Taxpayer Appointments: None

Recertification Process: Staff discussed with the Board the recertification process and the Department of Revenue requirements. With the Director on leave, the task will be much more demanding on the assessing staff time. Chair Bulian provided his feedback to the Board regarding the meeting that he and Towns staff had with Mr. Scott Santangelo and Ms. Rebecca Boucher of Department of Revenue's Bureau of Local Assessments via TEAMS on August 14, 2024.

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 (3-0) on a roll call vote.

Mr. Niden Yes
Mr. Diener Yes

Chair Bulian Yes

The Board moved to executive session at 10:07 a.m.

The Board **returned to open session** at 10:46 a.m.

Results of votes that were decided during executive session. It was announced that the Board approved the proposed settlement on the FY2023 tax assessment for **315 Chestnut Street** conditioned on the withdrawal of the ATB case.

The Chair announced that the next meeting of the Board will be 9:15 a.m. September 16, 2024.

Mr. Niden moved that the Board adjourn the meeting, seconded by Mr. Diener and was passed by 3-0 vote at 10:54 a.m.

Minutes Approved 04/24/2025