

Town of Needham
Board of Assessors
MEETING MINUTES

Date: **Thursday, March 6, 2025** Time: **9:30 AM** Location: **Town Hall Great Plain Room**

Board Members Attendance:			
Present:	John Bulian, Chair; Michael Diener, Secretary		
Absent:	Michael Niden		
Other Attendees:	David Davison	Deputy Town Manager/Director of Finance	
	Nancy Martin	Assistant Director of Assessing	
	Christopher Heep	Town Counsel	
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/83731733784>

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.

Taxpayer Appointments: None

Board Discussion: None

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. Diener, seconded by Mr. Bulian and passed unanimously (2-0) on a roll call vote.

Mr. Diener Yes
Chair Bulian Yes

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

The Board **returned to open session** at 11:37 a.m.

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

31 Thorpe Road, Unit L106	Board voted to deny (properly assessed)
31 Thorpe Road, Unit 206	Board voted to deny (properly assessed)
31 Thorpe Road, L107	Board voted to deny (properly assessed)
31 Thorpe Road, L115	Board voted to deny (properly assessed)
31 Thorpe Road, 104	Board voted to deny (properly assessed)
31 Thorpe Road, L108	Board voted to deny (properly assessed)
31 Thorpe Road, 103	Board voted to deny (properly assessed)
31 Thorpe Road, 205	Board voted to deny (properly assessed)
31 Thorpe Road, 105	Board voted to deny (properly assessed)
31 Thorpe Road, 102	Board voted to deny (properly assessed)
5 Bancroft Street	On Hold
63 Melrose Avenue	Board voted to approve an abatement (assessment reduced \$9,400 administrative error)
748 Webster Street	Board voted to approve an abatement (assessment reduced \$9,400 administrative error)
123 Hillside Avenue	Board voted to approve an abatement (assessment reduced \$104,000 condition)
191 High Rock Street	Board voted to approve an abatement (assessment reduced \$284,600 grade)
3 Wayne Road	Board voted to approve an abatement (assessment reduced \$299,600 administrative error)
63 St Mary Street	Board voted to approve an abatement (assessment reduced \$169,100 parcel top)
6 Oakhurst Circle	Board voted to approve an abatement (assessment reduced \$100,000 condition)
45 Broad Meadow Road	Board voted to approve an abatement (assessment reduced \$220,000 grade)
64 Clarke Circle	Board voted to approve an abatement (assessment reduced \$94,400 grade)
3 Upland Road	Board voted to approve an abatement (assessment reduced \$228,400 grade)
57 Ware Road	On Hold
78 Hunting Road	Board voted to approve an abatement (assessment reduced \$50,000 condition)
134 Grant Street	Board voted to approve an abatement (assessment reduced \$265,900 condition)
31 Marant Drive	Board voted to approve an abatement (assessment reduced \$476,900 administrative error and grade)
50 Ridgeway Avenue	Board voted to deny (fairly assessed)

It was noted that the next meeting is scheduled for Thursday, March 13, 2025.

Mr. Diener moved that the Board adjourn the meeting, seconded by Mr. Bulian, which was passed unanimously by 2-0 vote at 11:37 a.m.