

Town of Needham
Board of Assessors
MEETING MINUTES

Date: **Thursday, April 10, 2025** Time: **9:30 AM** Location: **Town Hall Great Plain Room**

Board Members Attendance:			
Present:	John Bulian, Chair; Michael Niden, Vice Chair;		
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/86188146419>

Chair Bulian called the meeting to order at 9:32 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 Discission: 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. 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 9:33 a.m.

The Board **returned to open session** at 11:23 a.m.

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

40 Arbor Street (PP 0539946)	Board voted to approve an abatement (assessment reduced \$73,000 inventory error)
503 Great Plain Avenue	Board voted to approve an abatement (assessment reduced \$41,800 topographical and basement adjustment)
74 Henderson Street	Board voted to approve an abatement (assessment reduced \$187,200 market)
57 Brookline Street	Board voted to approve an abatement (assessment reduced \$80,100 Topographical)
91 Highgate Street	Board voted to deny (fairly assessed)
49 Wachusett Road	Board voted to deny (fairly assessed)
16 Laurel Drive	No action on hold
284 Marked Tree Road	Board voted to deny (fairly assessed)
253 Bridle Trail Road	Board voted to deny (fairly assessed)
200 South Street	No action on hold
762 Webster Street	No action on hold
234 Kendrick Street	Board voted to approve an abatement (assessment reduced \$191,900 administrative error)

The Board also denied two applications for exemption because the individuals did not meet the qualifications 190 Webster Street and 100 Greendale Avenue.

It was noted that the next meeting is scheduled for Thursday, April 17, 2025. There are taxpayer appointments.

Mr. Niden moved that the Board adjourn the meeting, seconded by Mr. Bulian, which was passed unanimously by 2-0 vote at 11:27 a.m.

Approved 05/22/2025