Town of Needham
Board of Assessors
MEETING MINUTES

Date: **September 18, 2025** Time: **9:30 AM** Location: **Town Hall Great Plain Room**

Board Members Attendance:		
Present:	John Bulian, Chair; Michael Diener, Secretary; Michael Niden, Vice Chair	
Absent:		
Other Attendees:	Julie Castor-Deas	Director of Assessing
	Donna Brewer	
Notes prepared by:	Julie Castor-Deas & Kyle Fraine	Director of Assessing & Finance Assistant

This meeting was posted on the Town web site as a hybrid meeting: https://needham-k12-ma-us.zoom.us/j/83325323118

Chair John Bulian called the meeting to order at 9:32 a.m., seconded by Secretary Michael Diener.

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 August 28, 2025. Motion passed on a 3-0 vote.

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. Bulian, seconded by Mr. Diener and passed unanimously (3-0) on a roll call vote.

Mr. Diener	Yes
Mr. Niden	Yes
Chair Bulian	Yes

The Board moved to executive session at 9:34 a.m.

The Board **returned to open session** at 11:02 a.m.

Results of votes that were decided during executive session. Mrs. Castor-Deas reported the following actions were taken by the Board today during executive session.

The following results were all reconsidered:

52 Wexford Street – Approved
257 Chestnut Street – Approved
109 Highland Avenue – Approved
629-661 Highland Avenue – Approved
1299 Highland Avenue – Approved
1257 Highland Avenue – Approved
318 Nehoiden Street – Approved

It was noted that the next meeting is scheduled for Friday, October 10^{th} at 9:30 a.m.

Mr. Bulian moved that the Board adjourn the meeting, seconded by Mr. Diener which was passed unanimously by 3-0 vote at 11:04 a.m.

Approved on October 10, 2025