

Town of Needham
Board of Assessors
MEETING MINUTES

Date: **Thursday, March 20, 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:	David Davison	Deputy Town Manager/Director of Finance
	Nancy Martin	Assistant Director of Assessing
	Cecilia Simchak	Assistant Director of Finance
	Christopher Heep	Town Counsel
	Chip Davis	Consultant
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/84021664815>

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. 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 9:33 a.m.

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

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

5 Bancroft Restrictions)	Board voted to approve an abatement (assessment reduced \$832,200 Sale
72 Mayflower Road	Board voted to approve an abatement (assessment reduced \$138,200 Condition)
57 Ware Road	Board voted to reconsider and approved a revised abatement (assessment reduced \$334,300 the previous abatement was for \$305,000 for a net change of \$29,300)
75 Washington Avenue	Board voted to approve an abatement (assessment reduced \$119,300 Easement Adjustment)
40 Canavan Circle	Board voted to approve an abatement (assessment reduced \$1,884,400 Condition)
56 Lynn Road	Board voted to deny (fairly assessed)

The Board also approved three property tax deferral applications finding that each of the owners for the following properties qualify for the program: 6 Redington Road, 114 Grant Street, and 111 Pine Street.

It was noted that the next meeting is scheduled for Thursday, March 27, 2025.

Mr. Niden moved that the Board adjourn the meeting, seconded by Mr. Diener, which was passed unanimously by 3-0 vote at 10:49 a.m.

Approved May 30, 2025