

Town of Needham
Board of Assessors
MEETING MINUTES

Date: Thursday June 12, 2025

Time: 9:30 AM

Location: Town Hall Select Board Chambers

Board Members Attendance:			
Present:	John Bulian, Chair; Michael Diener; Michael Niden		
Absent:			
Other Attendees:	Julie Castor-Deas	Director of Assessing	
	David Davison	Deputy Town Manager/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/89515593692>

Chair Bulian called the meeting to order at 9:33 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.

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 9:35 a.m.

The Board **returned to open session** at 11:35 a.m. Mr. Diener had excused himself at 10:57 a.m. from the executive session and was not able to attend the return to the open session of the meeting.

Result of votes taken during executive session. The Chair asked Ms. Julie Castor-Deas to announce the results. Ms. Castor-Deas reported the following:

33 Highland Avenue parking adjustment).	Board voted to approve an abatement (assessment reduced \$136,100 encroach
329 Chestnut Street	Board voted to deny (fairly assessed).
178 Crescent Road	Board voted to deny (Lack of information from the taxpayer).
100 Crescent Road	Board voted to deny (Lack of information from the taxpayer).
50 Cabot Street	Board voted to deny (Lack of information from the taxpayer).
460 Hillside Avenue	Board voted to deny (Lack of information from the taxpayer).
150 Gould Street	Board voted to deny (fairly assessed).
45 Kearney Road	Board voted to deny (fairly assessed).
76 Wexford Street	Board voted to deny (fairly assessed).
95 Hampton Avenue	Board voted to deny (Lack of information from the taxpayer).
152 Second Avenue	Board voted to deny (fairly assessed).
40 Chestnut Place	No Action taken on application on hold for additional information from staff.
166 Crescent Road	Board voted to deny (Lack of information from the taxpayer).
968 Highland Avenue	Board voted to deny (Lack of information from the taxpayer).
0 Kieth Place buildable lot).	Board voted to approve an abatement (assessment reduced \$132,800 not a
37 Chestnut Street error).	Board voted to approve an abatement (assessment reduced \$252,000 administrative
69 Wexford Street	Board voted to approve an abatement (assessment reduced \$104,100 Condition).
74 Freemont Street	Board voted to approve an abatement (assessment reduced \$25,400 Grade).
905 Great Plain Avenue Adjustment).	Board voted to approve an abatement (assessment reduced \$186,600 Land
0 Chestnut Street	Board voted to approve an abatement (assessment reduced \$24,900 Land Locked).
961 Great Plain Avenue Classification).	Board voted to approve an abatement (assessment reduced \$149,700 Property
1478 Highland Avenue Adjustment).	Board voted to approve an abatement (assessment reduced \$532,900 Use

Mr. Bulian announced that the next meeting would be Friday, June 20, 2025.

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

Approved July 17, 2025