



Measure #: 2026-041

TOWN COUNCIL MEASURE SUBMITTAL

Date: 1/26/2026

Submitted By: Town Manager

Telephone #: 508-699-0100

MEASURE DESCRIPTION:

Authorization of Environmental Remediation Tax Relief Agreements - Adoption of the Brownfields Tax Abatement Agreements Bylaw

Signed: _____



Digitally signed by Michael D. Borg
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Date: 2026.01.26 12:53:40 -0500

PURPOSE AND JUSTIFICATION:

The purpose of this measure, as authorized the Town Council of North Attleborough acceptance under Massachusetts General Law Chapter 59, Section 59A, is to establish a local bylaw and process for negotiating Brownfields Tax Abatement Agreements for qualifying contaminated commercial and industrial properties.

North Attleborough contains properties where the presence or potential presence of oil or hazardous material contamination has discouraged private investment and delayed redevelopment. These sites often remain underutilized or vacant, contribute limited economic value, and can present environmental and public health concerns. The cost of environmental assessment and remediation can be a significant barrier for “innocent owners” or prospective purchasers who were not responsible for the contamination.

Adoption of the Brownfields Tax Abatement Agreements Bylaw will:

- ” Encourage the cleanup and productive reuse of contaminated properties
- ” Reduce environmental and public health risks associated with legacy industrial sites
- ” Return underperforming parcels to the tax rolls and support long term growth in the commercial and industrial tax base
- ” Support job creation, private investment, and potential housing or mixed use redevelopment
- ” Provide a structured, transparent, and Council-approved process rather than ad hoc negotiations

This bylaw balances environmental responsibility with fiscal stewardship. It does not forgive taxes broadly or without conditions. It creates a controlled mechanism for the Town to leverage tax restructuring as an incentive tied directly to environmental remediation, compliance with state law.

SPECIAL REQUIREMENTS: This Measure Requires Two Readings and a Public Hearing

ATTACHMENTS: NA 59 & 59A Bylaw, NA Tax Abatement Agreement, & Policy Letter 010- Brownfiles

REFER TO SUB-COMMITTEE: This Measure has already been referred & discussed at Bylaw

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PURPOSE AND JUSTIFICATION CONTINUED: