

ABATEMENT APPROVAL REQUEST

Account Number: 659350 Map/Lot/Sequence: 7-18 Bill #: 286171

Owner Name: Eaton Family Trust

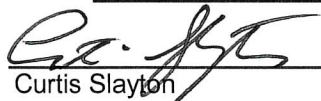
Owner Name: Walsh William F Jr TTEE

Mailing Address: 919 Lafayette Rd

Seabrook, NH 03874

Parcel Location: 919 LAFAYETTE RD Total Abatement Amount: \$28,545.05

Cause of Abatement: Abatement requested for a leak that went undetected for a period of time, due to a tenant not notifying the land owner.


Curtis Slayton
Water & Sewer Superintendent

Date: 10/13/25

DATE: _____
THE ABOVE APPLICATION FOR AN ABATEMENT HAS BEEN MADE PER ORDER,

Chairperson

Vice Chairperson

Clerk

Respectfully submitted,
Amy Davis, Water Clerk

GL Account #	Reason(s) for Abatement	Year	Amount
20-000-11500-000	ABATE WATER USE	2025	
21-000-11500-000	ABATE SEWER USE	2025	28,545.05
20-000-11500-004	ABATE WATER SERVICE CHARGE	2025	
21-000-11500-004	ABATE SEWER SERVICE CHARGE	2025	
20-520-35043-000	ABATE FINAL READ FEE	2025	
20-000-11500-001	ABATE INSTALL/TURN ON FEE	2025	
20-520-35020-000	INTEREST INCOME - DELINQUENT WATER	2025	
21-521-35020-000	INTEREST INCOME - DELINQUENT SEWER	2025	
TOTAL ABATEMENT AMOUNT			\$28,545.05

Original to: Tax Office & CC to Water

	Date Read	Mo. of:	Previous	Current	Gallons Used	Cost per Quarter					Bill #	Paid
						Water	Sewer	WSC	SSC	Total		
Billed	02/10/25	Jan	866,572	1,433,137	566,565					132.54		
	03/03/25	Feb	1,433,137	1,810,882	377,745							
	04/01/25	Mar	1,810,882	2,338,599	527,717							
		2025		2nd Quarter Usage		1,472,027	23,422.83	24,260.73	31.86	60.21	47,908.17	286171
Estimate*	02/06/24	Jan	680,522	698,111	17,589							
	03/04/24	Feb	698,111	711,356	13,245							
	04/01/24	Mar	711,356	724,766	13,410							
		2024		2nd Quarter Usage		44,244	419.49	433.65	31.86	60.21	945.22	269133
Differences:					1,427,783	A	23,827.09					

	Date Read	Mo. of:	Previous	Current	Gallons Used	Cost per Quarter					Bill #	Paid
						Water	Sewer	WSC	SSC	Total		
Billed	05/01/25	Apr	2,338,599	2,665,036	326,437					132.54		
	06/02/25	May	2,665,036	2,683,592	18,556							
	07/02/25	Jun	2,683,592	2,700,377	16,785							
		2025	1st Quarter Usage			361,778	4,959.39	5,131.13	31.86	60.21	10,315.13	290331
Estimate*	05/03/24	Apr	724,766	739,247	14,481							
	06/03/24	May	739,247	754,741	15,494							
	06/28/24	Jun	754,741	767,489	12,748							
		2024	1st Quarter Usage			42,723	399.68	413.16	31.86	60.21	904.91	273229
Differences:					319,055	B	4,717.97					

Abatement Amount - A+B: **28,545.05**

UB Master Record (659350 - EATON FAMILY TRUST)			
Loading a UBMETER Record (659350)			
ral	Usage Hist	Gun	Readings
Read Date	Prev Reading	This Reading	Usage
6/02/2025	2,665,036	2,683,592	18,556
5/01/2025	2,338,599	2,665,036	326,437
4/01/2025	1,810,882	2,338,599	527,717
3/03/2025	1,433,137	1,810,882	377,745
2/10/2025	866,572	1,433,137	566,565
1/03/2025	853,195	866,572	13,377
12/03/2024	840,061	853,195	13,134
11/04/2024	825,681	840,061	14,380
10/03/2024	808,911	825,681	16,770
9/03/2024	792,707	808,911	16,204
8/06/2024	767,489	792,707	25,218
6/28/2024	754,741	767,489	12,748
6/03/2024	739,247	754,741	15,494
5/03/2024	724,766	739,247	14,481
4/01/2024	711,356	724,766	13,410
3/04/2024	698,111	711,356	13,245
2/06/2024	680,522	698,111	17,589

361,778

1,472,027

42,723

44,244

Changing a UB Master Record (659350 - EATON FAMILY TRUST)

Changing a UBMETER Record (659350)

General | Usage Hist | Gun | Readings

Read Date	Prev Reading	This Reading	Usage
10/01/2025	2,734,559	2,748,720	14,161
9/03/2025	2,718,790	2,734,559	15,769
8/04/2025	2,700,377	2,718,790	18,413
7/02/2025	2,683,592	2,700,377	16,785
6/02/2025	2,665,036	2,683,592	18,556
5/01/2025	2,338,599	2,665,036	326,437
4/01/2025	1,810,882	2,338,599	527,717
3/03/2025	1,433,137	1,810,882	377,745
2/10/2025	866,572	1,433,137	566,565
1/03/2025	853,195	866,572	13,377
12/03/2024	840,061	853,195	13,134

OK

Cancel

usage during leak

TOWN OF SEABROOK

PO BOX 476 SEABROOK, NH 03874

COM/IND WATER & SEWER BILL

Bill#	Bill Date	Due Date	Map/Lot
00290331	7/31/2025	9/02/2025	7-18
Reading Date	Prev Reading	Cur Reading	Usage
7/02/2025	2338599	2700377	361,778
Service Location	Account#		
919 LAFAYETTE RD #L-Lace 3/4" *	659350		

EATON FAMILY TRUST
WALSH WILLIAM F JR TTEE
919 LAFAYETTE RD #1
SEABROOK, NH 03874

Description	Charges
Last Payment Received 04/17/2025:	15.00
Outstanding Balance:	50,273.61
New Charges:	
Water commercial	4,959.39
Sewer commercial	5,131.13
W-SC 3/4" Meter	31.86
S-SC 3/4" Meter	60.21
Fire System Demand C	132.54

Total Amount Due 60,588.74

TOWN OF SEABROOK

PO BOX 476 SEABROOK, NH 03874

COM/IND WATER & SEWER BILL

Acct# 659350

Service Location: 919 LAFAYETTE RD #L-Lace 3/4" *

EATON FAMILY TRUST
WALSH WILLIAM F JR TTEE

919 LAFAYETTE RD #1
SEABROOK, NH 03874

Meter#	Prev Read	Curr Read	Usage
80934226	2338599	2700377	361,778

Total Usage: 361,778

History					
Bill Date	4/30/2025	1/31/2025	10/31/2024	7/31/2024	4/30/2024
Usage	1,472,027	40,891	58,192	42,723	44,244

Bill#	Bill Date:	Due Date:	Map/Lot
00290331	7/31/2025	9/02/2025	7-18

Make Checks Payable to:

Town of Seabrook Tax Office - 99 Lafayette Rd - Town Hall
Tax Office Days: M,T,T 7:30-4:00 Wed 7:30-5:30 Fri 7:30-12
PO Box 476 Telephone: 603-474-9881
Seabrook, NH 03874

***When paying at the Tax Office, and a receipt is needed, please bring the entire bill. Also, an interest charge of 8% (annual percentage rate) will be added to any unpaid balance that is not paid by the due date. If you have not paid your prior bill, call the Tax Office for the updated interest amount.

All other questions may be directed to:
Seabrook Water Department
Telephone: 603-474-9921
Hours: Monday - Friday 7:00 AM - 3:00 PM
Email: water@seabrooknh.org

Please visit us at: www.seabrooknh.info

*** ONLINE PAYMENTS AVAILABLE - New rates effective 2024

Description	Charges
Water commercial 2.2100/1000	11.05
Water commercial 5.8100/1000	49.39
Water commercial 9.4200/1000	108.33
Water commercial 13.0300/1000	2,931.75
Water commercial 16.6300/1000	1,858.87
Sewer commercial 2.2700/1000	11.35
Sewer commercial 6.0100/1000	51.09
Sewer commercial 9.7400/1000	112.01
Sewer commercial 13.4700/1000	3,030.75
Sewer commercial 17.2300/1000	1,925.93
WSC34 3@10.62	31.86
SSC34 3@20.07	60.21
FS4" 3@44.18	132.54

New Charges: 10,315.13

Outstanding Balance: 50,273.61

Total Amount Due 60,588.74

Billing Period
4/04/2025 through 7/07/2025

TOWN OF SEABROOK

PO BOX 476 SEABROOK, NH 03874

COM/IND WATER & SEWER BILL

Bill#	Bill Date	Due Date	Map/Lot
00286171	4/30/2025	5/30/2025	7-18
Reading Date	Prev Reading	Cur Reading	Usage
4/01/2025	866572	2338599	1,472,027
Service Location	Account#		
919 LAFAYETTE RD #L-Lace 3/4" *	659350		

EATON FAMILY TRUST
WALSH WILLIAM F JR TTEE
919 LAFAYETTE RD #1
SEABROOK, NH 03874

Description	Charges
Last Payment Received 04/17/2025:	15.00
Outstanding Balance:	2,365.44
New Charges:	
Water commercial	23,422.83
Sewer commercial	24,260.73
W-SC 3/4" Meter	31.86
S-SC 3/4" Meter	60.21
Fire System Demand C	132.54

Total Amount Due **50,273.61**

TOWN OF SEABROOK

PO BOX 476 SEABROOK, NH 03874

COM/IND WATER & SEWER BILL

Acct# 659350

Service Location: 919 LAFAYETTE RD #L-Lace 3/4" *

EATON FAMILY TRUST
WALSH WILLIAM F JR TTEE

919 LAFAYETTE RD #1
SEABROOK, NH 03874

Meter#	Prev Read	Curr Read	Usage
80934226	866572	2338599	1,472,027

Total Usage: **1,472,027**

History					
Bill Date	1/31/2025	10/31/2024	7/31/2024	4/30/2024	1/31/2024
Usage	40,891	58,192	42,723	44,244	49,351

Bill#	Bill Date:	Due Date:	Map/Lot
00286171	4/30/2025	5/30/2025	7-18

Make Checks Payable to:

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Tax Office Days: M,T,T 7:30-4:00 Wed 7:30-5:30 Fri 7:30-12
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*** ONLINE PAYMENTS AVAILABLE - New rates effective 2024

Description	Charges
Water commercial 2.2100/1000	11.05
Water commercial 5.8100/1000	49.39
Water commercial 9.4200/1000	108.33
Water commercial 13.0300/1000	2,931.75
Water commercial 16.6300/1000	20,322.31
Sewer commercial 2.2700/1000	11.35
Sewer commercial 6.0100/1000	51.09
Sewer commercial 9.7400/1000	112.01
Sewer commercial 13.4700/1000	3,030.75
Sewer commercial 17.2300/1000	21,055.53
WSC34 3@10.62	31.86
SSC34 3@20.07	60.21
FS4" 3@44.18	132.54

New Charges: **47,908.17**

Outstanding Balance: **2,365.44**

Total Amount Due **50,273.61**

Billing Period

1/06/2025 through 4/03/2025

Date:

September 16, 2025

Statement of issues regarding the Eaton Plaza water bill

Eaton plaza located at 919 Lafayette Road in Seabrook NH, is a commercial strip mall. We rent retail spaces to small local businesses; we are one of the few remaining locally owned businesses left in our town. The owner of the business is the Eaton Family trust fund. The Eaton family is direct line of the original 5 families that settled Seabrook.

In April of 2024, one of our retail spaces was rented out by Best Fireworks of Las Vegas Nevada through the CEO Gary Baratta. The company sells fireworks in the state of Nevada, and the owner is originally from the Portsmouth NH area. We previously had Rudy's fireworks as a tenant in our plaza. When it came time for Rudy's to renew their lease, they would also need to improve the fire suppression system in the building to meet with the state code for storing fireworks. Rudy's did not want to/ or could not afford the cost to complete this requirement. The Quoted estimates were 75k to 125k based on 3 different contractors.

We are not sure how Mr. Baratta learned of the vacant space, but as town law for fireworks sales requires a license to be grandfathered, and if a firework store did not open within 1 yr of the closing of Rudy's fireworks. Mr. Baratta would have 4 months to bring the fire suppression up to code and get the required approval for a license to sell fireworks. Mr. Baratta was willing to pay the cost and do what was required to open before July if possible. For the firework season. We had an agreement that he would pay 500 per month for the monthly rental rate, until the store opened for business. Then the rent would change to 3000 per month. Mr. Baratta wished to pay a year in advance for the monthly rental rate. Of 36000. Mr. Baratta paid 6000 when he signed his rental agreement. This became an issue, as he had paid a full year rent in the eyes of the court, as he had not opened yet. Making his rental until April of 2025.

In the following days to 2 weeks. Mr. Baratta started doing things that were highly questionable and simply illegal. He had 2 containers of fireworks shipped to our property without having any license to sell, or even store on the grounds. He had not even gotten approval through the town or state for a single permission. No contractor had even started

to work on the required upgrades. When i discovered this, I had no choice but to report this to the state fire marshal's office. I also reported this to the local police. I refused the product to be stored anywhere on our property. They were not stored here. I found out later the same day. That Mr. Baratta had rented out other retail stores in the area. 1 being the Hampton falls poker room, when i refused the delivery drivers the ability to offload their trucks. They brought the product there. I informed the town of Hampton falls that most likely There was no permits for that property either. An informed the State fire marshal and the Seabrook detective I had spoken with of what i had discovered about the fireworks being moved to Hampton falls. Later that afternoon 3 state police vehicles where at the Hampton falls location for a few hours that I know off.

After these events I never seen Mr. Baratta again. I did get a few text messages from him. Telling me i needed to mind my own business, and he would be Sueing me. I did not respond and sent all messages to the investigators. After a few days everything died down besides for the eviction process. In Nh, we can evict and recover the property if abandoned if there is no payment of rental rate. But for cause, we would need to have a hearing. We tried to have Mr. Baratta served and after pretty much the entire winter, March of 2025, he still had not been served. His rental payment would expire April 1st, 2025. When it expired. We were able to enter the property. We had a new real estate agent come to inspect the unit to put it back up for rent and when we did, we discovered that a rear pipe in the back of the inventory room had ruptured. Please see images provided. This pipe had been heat taped to prevent this, but the section of the pipe was done in three parts, the first two parts remained but the last section, where the burst occurred the heat tape was removed and laying on the ground unplugged. We paid the electric bill so we would not have a pipe burst and had the heat set at 55 degrees. Unfortunately, the rear of the building where the pipe burst is far from the temperature register. And it gets colder then 55 back in that room, which is why we had the heat tape installed. Where the break occurred in the room, the escaping water would flow down and out to the rear of the building and out the rear to the ground outside. With the snow on the ground. And No one would walk back there execept a very rare occasion no one would see that a pipe had burst and water flowing back there if it was visible from the back of the building outside. But i walked back there 2 times and never seen any water.

When the pipe was discovered burst, that day we called in lone wolf plumbing out of dover and Paul Codispoti repaired the break. I asked him how long ago he thought the pipe had burst, and he said maybe 2 days. So, it was a shock when we got the bill.

Since April of 2024, we received a total of 6000 for the unit. Which is 17 months. Rental income should have been 51,000. We are suing Mr. Baratta and Best Fireworks. But serving him the notice has been impossible. Due to the distance from NH to Las Vegas. Which we are told he is not living there currently.

We ask the town of Seabrook to forgive any usage of water related to the leak. We had no way of knowing we had a leak occur. We had taken steps to prevent a leak from occurring to the best of our ability, and due to a terrible tenant, we are now in this possession. When we sue Mr. Baratta if we recovered the funds to reimburse Seabrook the cost of the loss we will do so without haste. After the nightmare of dealing with Mr. Baratta, I found out via a google search that this is how he operates and has been arrested a few times for bad ethics.

