



CITY OF ROCHESTER
NEW HAMPSHIRE
OFFICE OF THE
CONSERVATION COMMISSION

October 26, 2016

Zoning Board of Adjustment
City of Rochester

Re: Non Support of Variance Request for Used Car Sales at 90 North Main St, Map-Lot # 121-17

Dear ZBA Members,

The Conservation Commission has unanimously voted to submit a letter of NON support regarding 90 North Main Street's 'used vehicle sales' variance request.

The Commission made this decision quickly and easily because the environmental threat to the immediately adjacent Cocheco River is problematic. The Cocheco River is already classified as an "impaired waterbody" and the City is mandated to improve its condition, and as such land uses abutting or near it must be scrutinized at the highest level.

The Commission believes that "vehicle sales" were explicitly prohibited by the Zoning Ordinance in this district due to the gross incompatibility of those uses with the intent of the Downtown Commercial District and the environmental protection efforts of the City's most urbanized and impaired waterbody.

Allowing vehicle sales in this location by right or variance would be putting the City several steps in terms of all the progress this City's citizens and volunteers have taken to protect the River and make the downtown a clean and vibrant focal point.

The Commission urges the ZBA to see that this variance request is contrary to public interest because this use will negatively impact the River both here and downstream, and the costs of those impacts will be borne by all residents. A variance should not be granted to allow one person to succeed financially at the expense of everyone else.

Sincerely,

Mark Jennings
John P. Roberts
Michael Hume

Michael P.
Th. H.

Deborah A. Shego
Therese S. Linderhorst
(Conservation Commission)