1.0 INTRODUCTION

Prolerized New England Company, LLC (dba Schnitzer Northeast) is proposing to enhance its operations at their Sandquist Street facility by incorporating new equipment to process scrap wire and cable. The new processing equipment, manufactured by Eldan Recycling, will provide the Sandquist Street facility the ability to directly recover valuable metals from scrap wire and cable.

The Sandquist Street facility currently accepts scrap wire and cable, which is separated by wire size and type of metal and packaged for shipment to an off-site processor. The new equipment would allow Schnitzer Northeast to process the in-bound wire on-site and to market new granulated streams of ferrous, copper, and aluminum scrap metal. The proposed process involves several components, including: (i) an exterior hopper, in which the delivered wire and cable is cut by a low-speed chopper into discrete pieces; (ii) a series of indoor material sorting equipment that granulates and separates the wire and cable pieces; (iii) interior storage containers for the processed material; and (iv) an exterior bag house for the vacuum system associated with the interior processing equipment. The equipment will be located near the entrance gate to the facility and will require minor modifications to the existing non-ferrous process warehouse, adjacent maintenance bays, and an upgrade to the electrical service (i.e., a new transformer).

Based on discussion held during the January 31, 2019 development review meeting with the City of Concord, this project does not require Site Plan Review but does need to be presented to the Architectural Design Review (ADR) Committee. This narrative is a component of the application to the ADR Committee.

2.0 PROJECT CONDITIONS

2.1 Existing Conditions

Schnitzer Northeast's 25 Sandquist Street facility is located at the terminus of Sandquist Street on approximately 6.6 acres situated in the City of Concord's Opportunity Corridor District Zone. The property is bounded to the north by an automotive salvage yard, to the west by commercial property, to the south by a residential mobile home park, and to the east by the Merrimack River. The facility is situated on parcels designated by the City of Concord Tax Maps as Map 6, Lots 6, 7, and 8. The current site conditions are shown on the Location Plan provided as Figure 1 and the Site Plan provided as Figure 2.

The Sandquist Street facility is a permitted scrap metal recycling facility,[1] and, reportedly, the site has been used for similar activities since the 1950s. The facility includes an office, a vehicle maintenance garage, a processing building, a turnings building, warehouse buildings, covered storage areas, and paved areas. Parking for employee vehicles and for recyclable

[1] The Sandquist Street facility is permitted by the New Hampshire Department of Environmental Services. Under permit number DES-SW-SP-99-003.

material transportation trucks is located on paved and gravel surfaces, respectively, adjacent to Sandquist Street. The southern portion of the site is paved and primarily used for stockpiling and staging of scrap materials during periods of high volume. The site is fenced and there is a visual and noise barrier and buffer property in place between operating areas and the residential use properties to the south.

2.2 Proposed Conditions

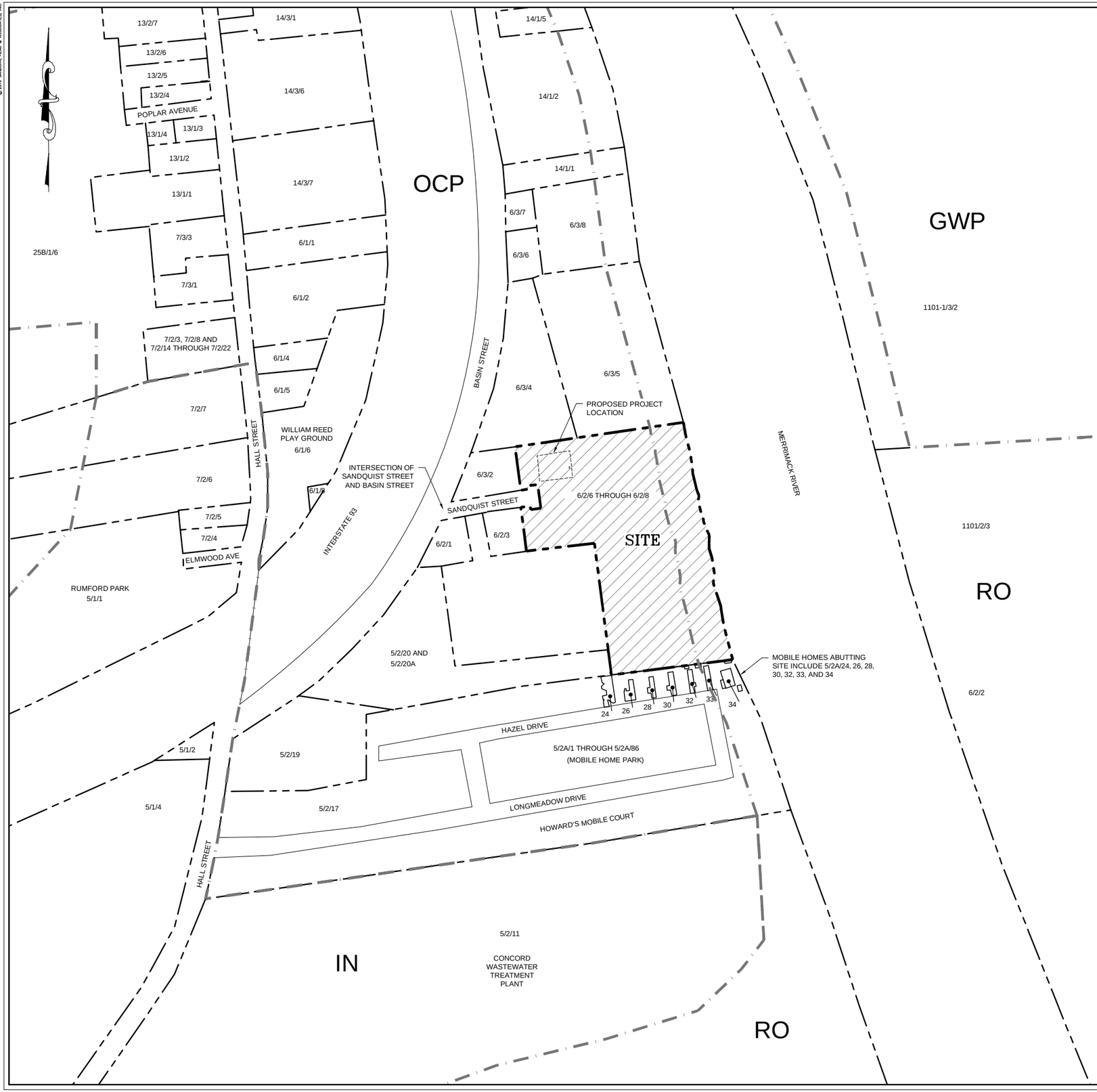
Installation and operation of the Eldan Recycling equipment (i.e., Super Chopper and Granulator process line) will allow Schnitzer Northeast to: (i) increase the value of the scrap wire and cable market in New England; (ii) increase the diversion of scrap metal into recycling and recovery of valuable commodity metals in the region; (iii) recover additional metals that would otherwise be disposed; (iv) promote domestic markets for reuse of the recovered metals; and (v) expand the number of jobs we can offer locally.

Except for the Super Chopper and the baghouse, which will be located outside, the proposed processing equipment will be located within the warehouse in the northern/ northeastern portion of the property adjacent to the neighboring auto salvage yard and distant from the residential properties. The exterior equipment would not be readily visible from the nearby roadways (e.g., Basin Street and Interstate 93). The proposed equipment layout is shown on Figure 2.

Some existing parking spaces will be eliminated to provide a safe operating area for the proposed process. However, the facility provides sufficient parking on a paved lot adjacent to the gate and perimeter fence.

The proposed process equipment layout and operation will require minor building modifications. The proposed modifications to the existing warehouse and maintenance buildings will allow for conveyors and ducts to transfer materials between the outdoor and the indoor process equipment and the baghouse / cyclone blower apparatus. Figures 3 and 4 present renderings of the outdoor equipment superimposed on photographs of the facades of the existing structures in the subject area.

Enclosures: Figure 1 – Location Plan
Figure 2 – Site Plan
Figure 3 – Photographic Layout, North Elevation
Figure 4 – Photographic Layout, West Elevation



NOTES:

1. THE PURPOSE OF THIS DRAWING IS TO DEPICT THE SUBJECT SITE WITH RESPECT TO GENERAL LOCATION, ZONING, AND CITY IDENTIFICATION.
2. THE BASE MAP WAS DRAWN FROM DIGITAL PARCEL COVERAGE OBTAINED FROM THE CITY OF CONCORD'S ONLINE GIS WEBSITE (WWW.CONCORDNH.GOV) ON JANUARY 30, 2008. ADDITIONAL PARCEL INFORMATION WAS COMPILED FROM THE CITY OF CONCORD TAX MAP NOS. 5, 6, 7, 13, AND 14 (EDITION 20, YEAR 2007), OBTAINED FROM THE CITY ASSESSOR'S OFFICE ON FEBRUARY 1, 2008. THE BASE MAP IS CONSISTENT WITH MAPS OBTAINED FROM THE CONCORD, NH ONLINE GIS WEB MAPS PROGRAM (WWW.CONCORDNH.GOV) OBTAINED ON JUNE 24, 2010.
3. THE LOCATION OF THE SITE AND SITE FEATURES IS APPROXIMATE.
4. ABUTTING PROPERTIES WERE IDENTIFIED BASED ON THE CITY OF CONCORD, NEW HAMPSHIRE'S DEFINITION OF AN ABUTTER CONTAINED IN THE SITE PLAN REVIEW REGULATIONS, WHICH STATES "ABUTTER MEANS ANY PERSON WHOSE PROPERTY ADJOINS OR IS DIRECTLY ACROSS THE STREET, RIVER, OR STREAM FROM THE LAND UNDER CONSIDERATION BY THE PLANNING BOARD; OR SUCH PERSON AS DEFINED BY RSA 36:23."
5. DRAWINGS PREPARED FOR:
   PROLERIZED NEW ENGLAND COMPANY, LLC
   (dba SCHNITZER NORTHEAST)
   69 ROVER STREET
   EVERETT, MASSACHSETTS 02149
6. DRAWINGS PREPARED BY:
   SANBORN, HEAD & ASSOCIATES, INC.
   20 FOUNDRY STREET
   CONCORD, NEW HAMPSHIRE 03301

LEGEND:

6/3/5	TAX MAP/BLOCK/LOT
	BOUNDARY BETWEEN LOTS
	BOUNDARY BETWEEN ZONING DISTRICTS
	PROJECT PROPERTY LOCATION
OCP	OPPORTUNITY CORRIDOR PERFORMANCE DISTRICT
RO	OPEN SPACE RESIDENTIAL DISTRICT
IN	INDUSTRIAL DISTRICT
GWP	GATEWAY PERFORMANCE DISTRICT

NO.	DATE	DESCRIPTION	BY

GRAPHICAL SCALE
300' 150' 0 75' 150'

SANBORN HEAD

DRAWN BY: DJD
DESIGNED BY: ACM
CHECKED BY: ACM
REVIEWED BY: ESS
PROJECT MGR: ESS
PIC: ESS
DATE: APR 2019

PROPOSED ELDAN RECYCLING EQUIPMENT
PROLERIZED NEW ENGLAND COMPANY LLC
25 SANDQUIST STREET
CONCORD, NEW HAMPSHIRE

LOCATION PLAN

PROJECT NUMBER:
3110.04

FIGURE NUMBER:
1 OF 4

NOTES:

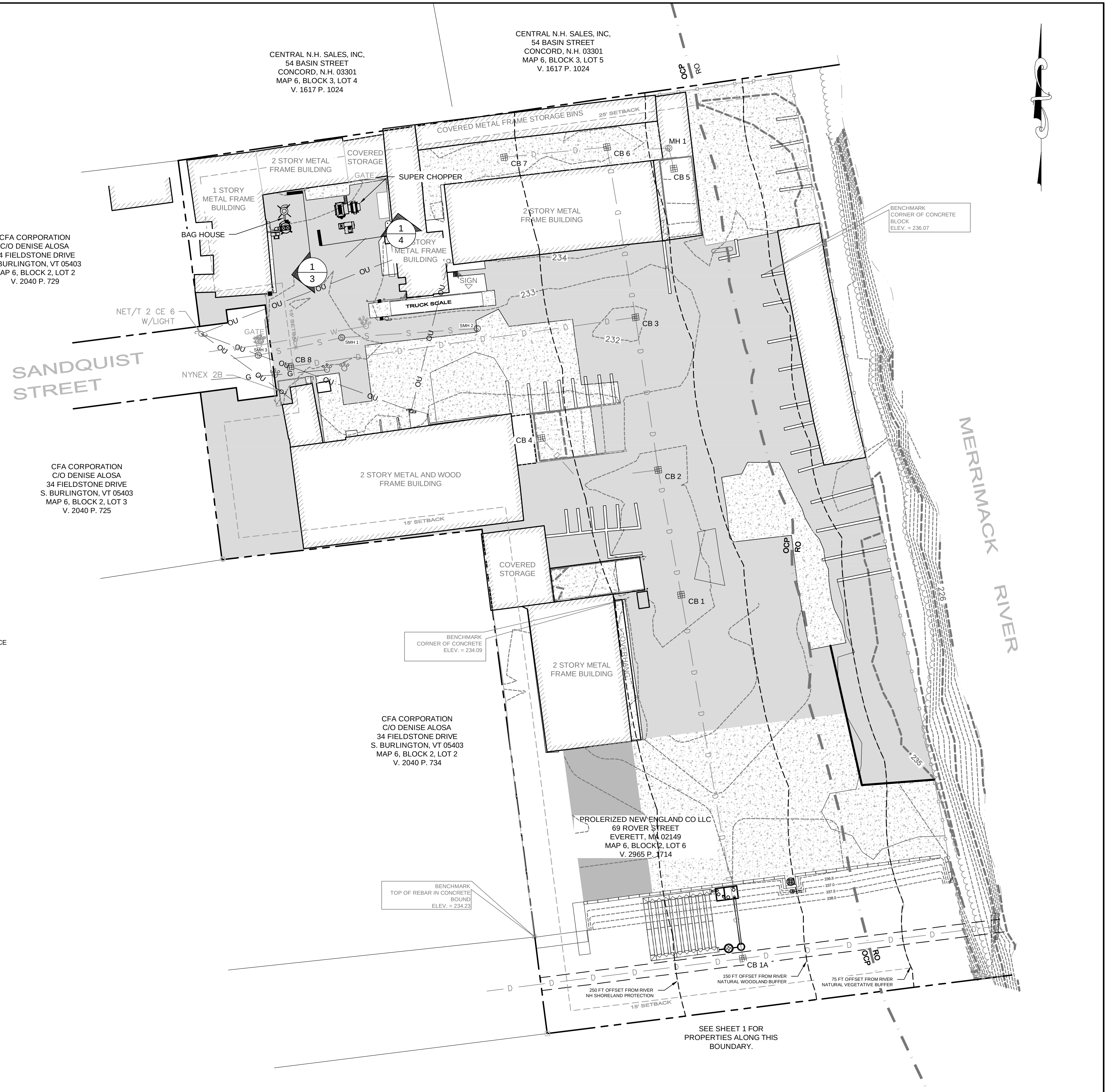
1. THE PURPOSE OF THIS DRAWING IS TO PRESENT THE APPROXIMATE LOCATION OF THE PROPOSED ELDAN RECYCLING EQUIPMENT (i.e. SUPER CHOPPER AND THE BAG HOUSE)

2. THE BASE MAP WAS CREATED FROM A PLAN TITLED, "EXISTING CONDITIONS PLAN: ADVANCED RECYCLING" PREPARED FOR SCHNITZER STEEL BY RICHARD D. BARTLETT & ASSOCIATES, INC. (BARTLETT) OF CONCORD, NEW HAMPSHIRE, DATED APRIL 12, 2010 AND REVISED ON JUNE 10, 2010 WITH AN ORIGINAL SCALE: 1" =40'. THE AUTOCAD DRAWING FILE WAS TRANSMITTED BY BARTLETT ON JUNE 10, 2010. THE SURVEY WAS PERFORMED USING A TOTAL STATION BETWEEN APRIL 2, 2010 AND APRIL 10, 2010. BEARINGS ARE BY MAGNETIC NORTH OBSERVED IN 1984. TOPOGRAPHY BASED ON N.G.V.D. 1929. PORTIONS NOT SHOWN DUE TO OBSTRUCTION BY MATERIALS STOCKPILED TO BE RECYCLED AND EXISTING SITE CONDITIONS AT TIME OF SURVEY. TOTAL SITE AREA IS 300,551± SQUARE FEET OR 6.90± ACRES.

3. ZONING INFORMATION OBTAINED FROM CITY OF CONCORD GEOGRAPHIC INFORMATION SYSTEM AT WWW.CI.CONCORD.NH.US. PROPERTY IS LOCATED IN THE OPPORTUNITY CORRIDOR PERFORMANCE (OCP) DISTRICT. A PORTION OF THE PROPERTY HAS THE OVERLAY DISTRICTS SHORELAND PROTECTION DISTRICT (SP), SEE ZONING CODE 28-3-3 AND FLOOD HAZARD DISTRICT (FH), SEE ZONING CODE 28-3-2. THE SP DISTRICT IS 250 FEET IN DEPTH, WITH A 75 FOOT NATURAL VEGETATIVE BUFFER REQUIREMENT AND A 150 FOOT WOODLAND BUFFER REQUIREMENT. BUILDING SETBACKS FOR THE OCP DISTRICT ARE:
   - FRONT = 15 FEET
   - REAR = 15 FEET
   - SIDE = 15 FEET

4. A PORTION OF THE PREMISES LIES WITHIN A FLOODWAY AREA (THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS) IN ZONE AAE (BASE FLOOD ELEVATIONS DETERMINED); THE REMAINDER OF THE PREMISES FALL WITHIN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE-COMMUNITY PANEL NO. 33013C0542E (CITY OF CONCORD), EFFECTIVE DATE APRIL 19, 2010.

5. FOR THIS SITE, LOCATED ADJACENT TO THE MERRIMACK RIVER, THE CITY'S FLOOD HAZARD (FH) DISTRICT IS BASED ON THE FLOODWAY-FLOODPLAIN ZONING MAPS OF THE CITY OF CONCORD, NEW HAMPSHIRE, WHICH WERE PREPARED BY THE U.S. ARMY CORPS OF ENGINEERS, AND WHICH CONTAIN AN F1 DISTRICT ENCOMPASSING THE FLOODPLAIN, AND AND F2 DISTRICT THAT INCLUDES THE FLOODWAY. IN THIS SETTING, THE FIRM IS UTILIZED SOLELY FOR FLOOD INSURANCE PURPOSES. IN THIS LOCATION, THE REQUIREMENTS FOR THE ELEVATION OF THE LOWEST FINISHED FLOOR OF ANY BUILDING OR STRUCTURE ARE THOSE SET FORTH BY THE CORPS OF ENGINEERS. BASED ON THE ARMY CORPS DRAWINGS IN THE CITY OF CONCORD ENGINEERING DEPARTMENT, THE FLOOD ELEVATION AND MINIMUM FLOOR ELEVATION FOR THIS SITE IS 233.5 FEET.



LEGEND:

EDGE OF PAVEMENT	SEWER MANHOLE
RIVER REFERENCE LINE	DRAINAGE MANHOLE
TOPOGRAPHIC CONTOUR (226)	WATER SHUTOFF
OVERHEAD UTILITIES (OU)	OPPORTUNITY CORRIDOR PERFORMANCE DISTRICT (OCP)
UNDERGROUND GAS PIPE (G)	OPEN SPACE RESIDENTIAL DISTRICT (RO)
UNDERGROUND DRAINAGE PIPE (D)	CONCRETE
UNDERGROUND WATER PIPE (W)	PAVEMENT
UNDERGROUND SEWER PIPE (S)	
BOUNDARY OF ZONING DISTRICT	
GRANITE or CONCRETE BOUND	
UTILITY POLE	
GROUND LIGHT	
CATCH BASIN	

EXISTING DRAINAGE STRUCTURE SCHEDULE

CB 1
RIM 232.55
INV 15" PVC(N) 227.36
INV 15" PVC(S) 227.32
SUMP 225.41

CB 1A
TOP OF CONCRETE 231.77
INV 15" PVC(N) 227.09
INV 15" PVC(W) 227.01
INV 15" RCP(E) 226.87
WITH METAL SCREEN IN FRONT OF PIPE
SUMP 223.77

CB 2
RIM 232.07
INV 15" PVC(N) 227.37
INV 12" PVC(W) 227.37
INV 15" PVC(S) 227.37
SUMP 224.33

CB 3
RIM 231.69
INV 10" PVC(N) 227.60
INV 15" PVC(S) 227.61
INV 10" PVC(W) 227.64
SUMP 225.66

CB 4
RIM 229.62
INV 8" PVC(SE) 227.90
SUMP 226.19

CB 5
RIM 230.34
INV 8" PVC(N) 227.25
SUMP 224.85

CB 6
RIM 233.22
INV 10" PVC(W) 230.66
INV 10" PVC (S) 230.59
SUMP 227.86

CB 7
RIM 233.55
INV 10" PVC(E) 231.06
SUMP 227.89
BOTTOM OF HOLE IN SUMP (BROKEN SECTION) 227.19

CB 8
RIM 231.27
INV 10" PVC(E) 228.36
SUMP 225.74

MH 1
RIM 234.52
INV 2" PVC 231.95
INV 8" PVC(N) 227.18
SUMP 224.53

SMH 1
RIM 231.75
INV 4" PVC(N) 224.94
INV 8" PVC(E) 224.61
INV 8" PVC(W) 224.61

SMH 2
RIM 232.90
INV 8" PVC(S) 225.11
INV 8" PVC(W) 225.09

SMH 3
RIM 231.73
INV 8" PVC(E) 224.33
INV 4" PVC(S) 224.50
INV 10" PVC(W) 224.31

CB = CATCH BASIN
MH = MANHOLE
SMH = SEWER MANHOLE

GRAPHICAL SCALE: 40' 20' 0' 40' 80'

SANBORN | HEAD

DRAWN BY: DJD
DESIGNED BY: ACM
CHECKED BY: ACM
REVIEWED BY: ESS
PROJECT MGR: ESS
PIC: ESS
DATE: APR 2019

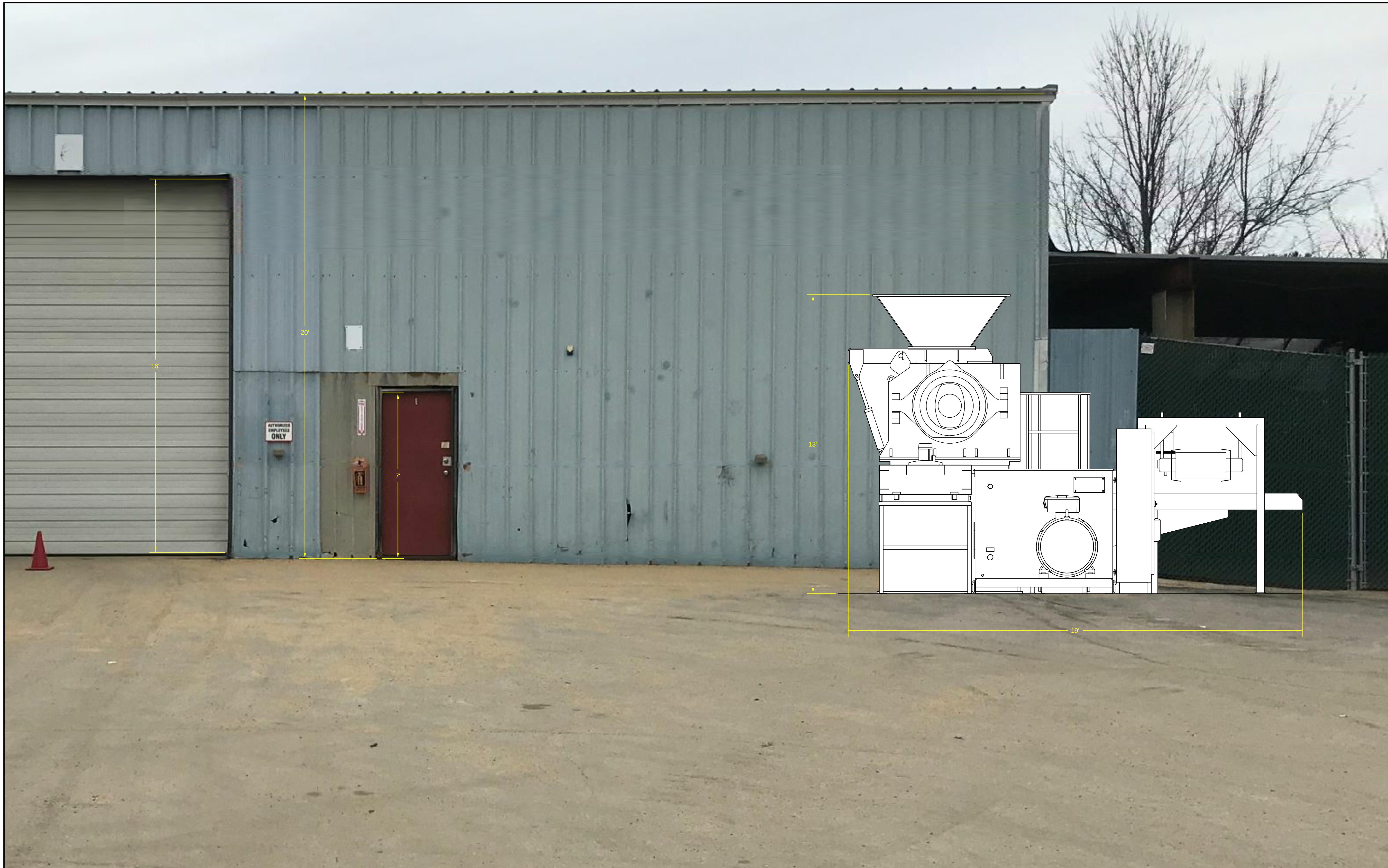
PROPOSED ELDAN RECYCLEING EQUIPMENT
PROLERIZED NEW ENGLAND COMPANY LLC
25 SANDQUIST STREET
CONCORD, NEW HAMPSHIRE

SITE PLAN

NO.	DATE	DESCRIPTION	BY

PROJECT NUMBER: 3110.04

FIGURE NUMBER: 2 OF 4



NOTES:

1. DIMENSIONS SHOWN ARE APPROXIMATE.
2. THE RENDERINGS ON THIS DRAWING ILLUSTRATE THE RELATIONSHIP OF THE PROPOSED ELDAN RECYCLING EQUIPMENT TO THE EXISTING STRUCTURES.

1 NORTH ELEVATION

NOT TO SCALE

NO.	DATE	DESCRIPTION	BY

GRAPHICAL SCALE

2' 1' 0' 2' 4'

SANBORN HEAD

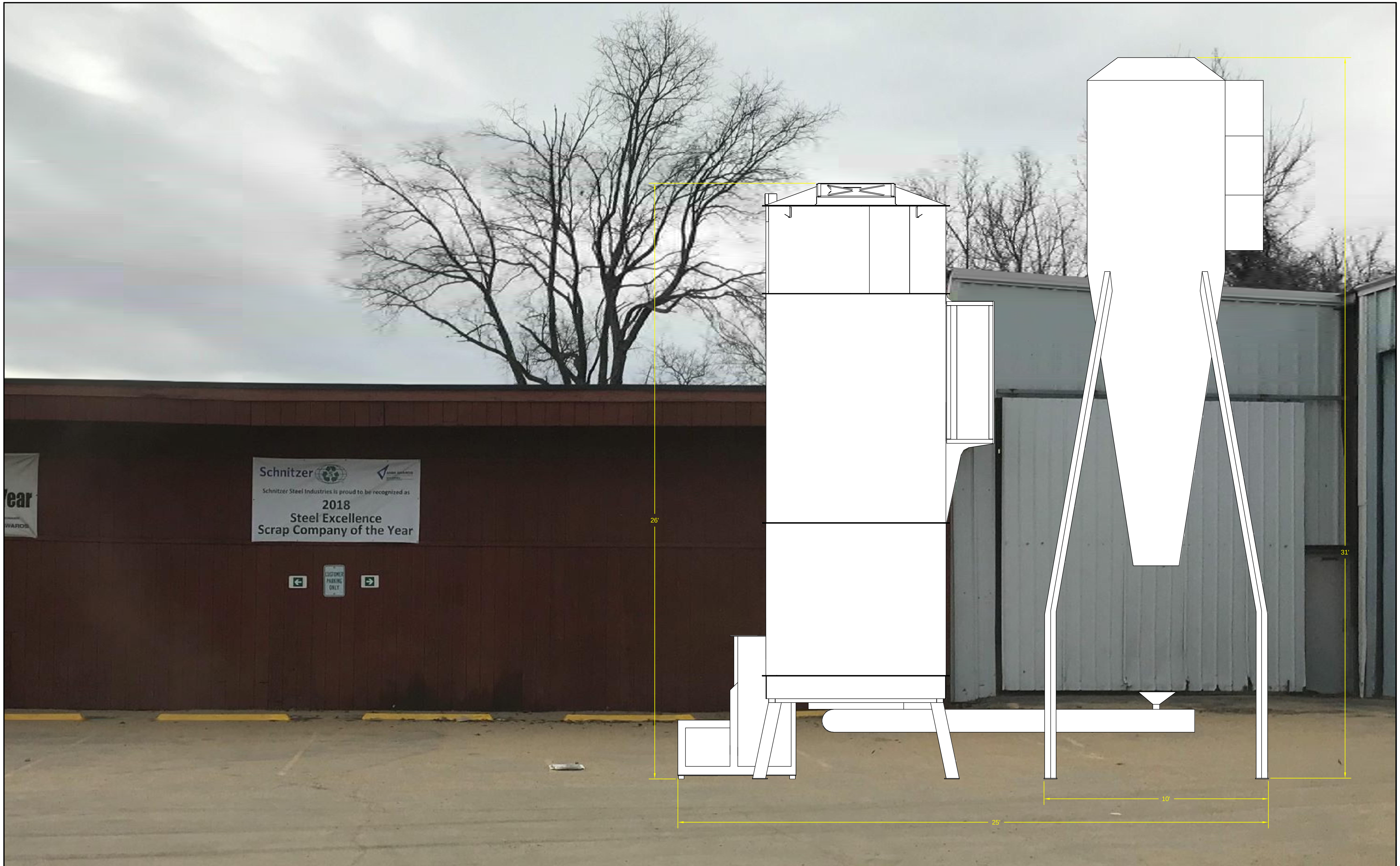
DRAWN BY: DJD
DESIGNED BY: ACM
CHECKED BY: ACM
REVIEWED BY: ESS
PROJECT MGR: ESS
PIC: ESS
DATE: APR 2019

PROPOSED ELDAN RECYCLEING EQUIPMENT
PROLERIZED NEW ENGLAND COMPANY LLC
25 SANDQUIST STREET
CONCORD, NEW HAMPSHIRE

PHOTOGRAPHIC LAYOUTS

PROJECT NUMBER: 3110.04

FIGURE NUMBER: 3 OF 4



NOTES:

1. DIMENSIONS SHOWN ARE APPROXIMATE.
2. THE RENDERINGS ON THIS DRAWING ILLUSTRATE THE RELATIONSHIP OF THE PROPOSED ELDAN RECYCLING EQUIPMENT TO THE EXISTING STRUCTURES.

1 WEST ELEVATION

NOT TO SCALE

NO.	DATE	DESCRIPTION	BY

GRAPHICAL SCALE: 2' 1' 0' 2' 4'

SANBORN HEAD

DRAWN BY: DJD
DESIGNED BY: ACM
CHECKED BY: ACM
REVIEWED BY: ESS
PROJECT MGR: ESS
PIC: ESS
DATE: APR 2019

PROPOSED ELDAN RECYCLEING EQUIPMENT
PROLERIZED NEW ENGLAND COMPANY LLC
25 SANDQUIST STREET
CONCORD, NEW HAMPSHIRE

PHOTOGRAPHIC LAYOUTS

PROJECT NUMBER: 3110.04

FIGURE NUMBER: 4 OF 4