



VIA E-Mail

November 17, 2023

Chief Michael W Sitar
12 Center Street
Tilton, NH 03272

Attn: Chief Sitar

RE: TNFD Feasibility Study
12 Center Street
Tilton, NH

Dear Chief Sitar,

Loureiro has been tasked with completing a preliminary zoning review, high level program study, and conceptual site plan to review the possibility of utilizing 12 Center Street, Tilton, NH for a potential new Fire Station Facility. It is understood that the existing station building will need to be removed but does not meet any historical review requirements including but not limited to a Section 106 review.

The existing conditions base map was produced using existing and readily available information such as Tilton GIS and aerial photo data. As a site survey has not been completed, the documents shall be assumed as preliminary and approximate and will contain a margin of error that will need to be confirmed after a formal survey has been completed.

See the attached site plan entitled Base Map and dated 11/17/23, for town zoning requirements and regulations.

It is understood that a minimum of 12 onsite parking spaces will be required to meet the TNFD program planned for this potential site. Additionally, a minimum of 4 apparatus bays (5 preferred), that are approximately 20' wide by 40' long, to house 2 ambulances, 1 fire engine, 1 pickup truck, and 1 boat.

The site boundary is approximately 94'-9" wide by 102' deep. In efforts to meet the needs of TNFDs, 12 parking spaces and program requirements of the fire station, Loureiro has reviewed two concepts in an attempt to provide the required parking on site. A single loaded parking isle as well as a double loaded parking isle has been assessed. Access to the on-site parking area must be via the Center Street Road frontage. Access to on-site parking may not be through adjacent property parking lots.

Parking Isle and Space Requirements:

- A required standard parking space is 9' wide by 19' long.
- A required ADA accessible parking space is 8' wide by 19' long and requires an additional 8' no parking area directly attached bringing the total width to 16' wide.
- A standard 2-way parking isle per zoning requirements is required to be 18' wide, however it is recommended to be 24'.

Loureiro Building Construction, LLC

100 Northwest Drive • Plainville, CT 06062 • 860.742.5317 • www.Loureirobuilding.com

A wholly Owned Subsidiary of Loureiro Engineering Associates, Inc.

Affirmative Action / Equal Opportunity Employer



Single Loaded Parking Isle:

A single loaded parking isle has a standard driving isle with parking spaces located on one side of the isle only. The minimum width of a parking space and 2-way parking isle is 37' wide, however it is recommended to be 43'. With a total of 11 standard spaces and 1 ADA space the minimum required length for a single loaded parking corridor is 115' long. Due to the existing site constraints of the 102' deep site, the option of a single loaded parking corridor is not feasible on this site.

Double Loaded Parking Isle:

The double loaded parking corridor has a centered driving isle with parking located on either side. As stated above, all onsite parking must be accessed directly from the adjacent road to the site and cannot be accessed through another adjacent parcel. The minimum required width for the isle and two parking lanes is 56' however it is recommended to be 62' wide. This option is feasible to fit within the constraints of the site, however it will require the use of approximately 2/3 of the street frontage. With the parking area requiring a 62' feet width and the site being approximately 94'-9", this leaves only approximately 32'-9" for the newly proposed fire station building frontage.

Based on the requirement for 4 apparatus bays, assuming two side by side double deep, at a minimum the building would require to be 40' wide. Given the site constraint of 94'-9", the combination of the 62' wide parking area, and 40' wide fire station, would make the minimum required site width of 102' unachievable.

In coordination with the required quantity of parking spaces, spatial requirements for the apparatus bays, and ancillary use space such as Turnout gear, Decon and Vertical circulation elements, this site is not suited to fit the needs of the newly proposed fire station.

Please feel free to contact me if you have any questions.

Sincerely,

LOUREIRO BUILDING CONSTRUCTION, LLC

Joseph C Perry
CAD Designer

Loureiro Building Construction, LLC

100 Northwest Drive • Plainville, CT 06062 • 860.742.5317 • www.Loureirobuilding.com

A wholly Owned Subsidiary of Loureiro Engineering Associates, Inc.

Affirmative Action / Equal Opportunity Employer

