HILL REESTABLISHMENT:

RETROSPECTIVE COMMUNITY STUDY OF A RELOCATED NEW ENGLAND TOWN

MAY 1978

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HILL REESTABLISHMENT:
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A Report Submitted to:

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424 Trapelo Road
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This study retrospectively analyzes the 1940 relocation of Hill, New Hampshire. The process and techniques of relocation and the social, political and economic impacts of the relocation are examined over three time periods: pre-relocation, relocation-construction, and post relocation.

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ABSTRACT

Little systematic knowledge of the socio-economic impacts of town relocations is available to the Corps of Engineers planners and others interested in relocation of towns. This study retrospectively analyzes the 1940 relocation of Hill, New Hampshire. The process and techniques of relocation and the social, political and economic impacts of the relocation are examined over three time periods; pre-relocation, relocation-construction, and post relocation.

Three basic analyses were performed to illustrate the process and impacts of relocation on this rural community; (1) an archival search, (2) a trend analysis of social and economic indicators, and (3) a questionnaire - attitudinal study of the existing community. Each of these methods provide separate yet overlapping conclusions.

Residents of Hill worked together under the direction and advice of state planners and selectmen to reestablish their village one-half mile from its previous site. In the decentralized planning process which ensued, the town as a whole benefited financially from the move, while some individuals were displaced.

A trend analysis of several social and economic indicators showed that fluctuations in population, tax base, the number of commercial enterprises, etc., paralleled that of other communities of the same size in the area. Hill did show some significant decreases in such indicators as population and the number of commercial and industrial businesses, however, within a few years, Hill was again comparable to its neighbors along these dimensions illustrating that the impacts were short term.

The community questionnaire portrayed Hill to be somewhat of a divided community between the population that had experienced the relocation, and those who had moved to Hill after it was reestablished. When age and length of time lived in Hill are held constant, differences in community involvement and the level of anomie still exist between respondents who relocated and those who moved to Hill later.

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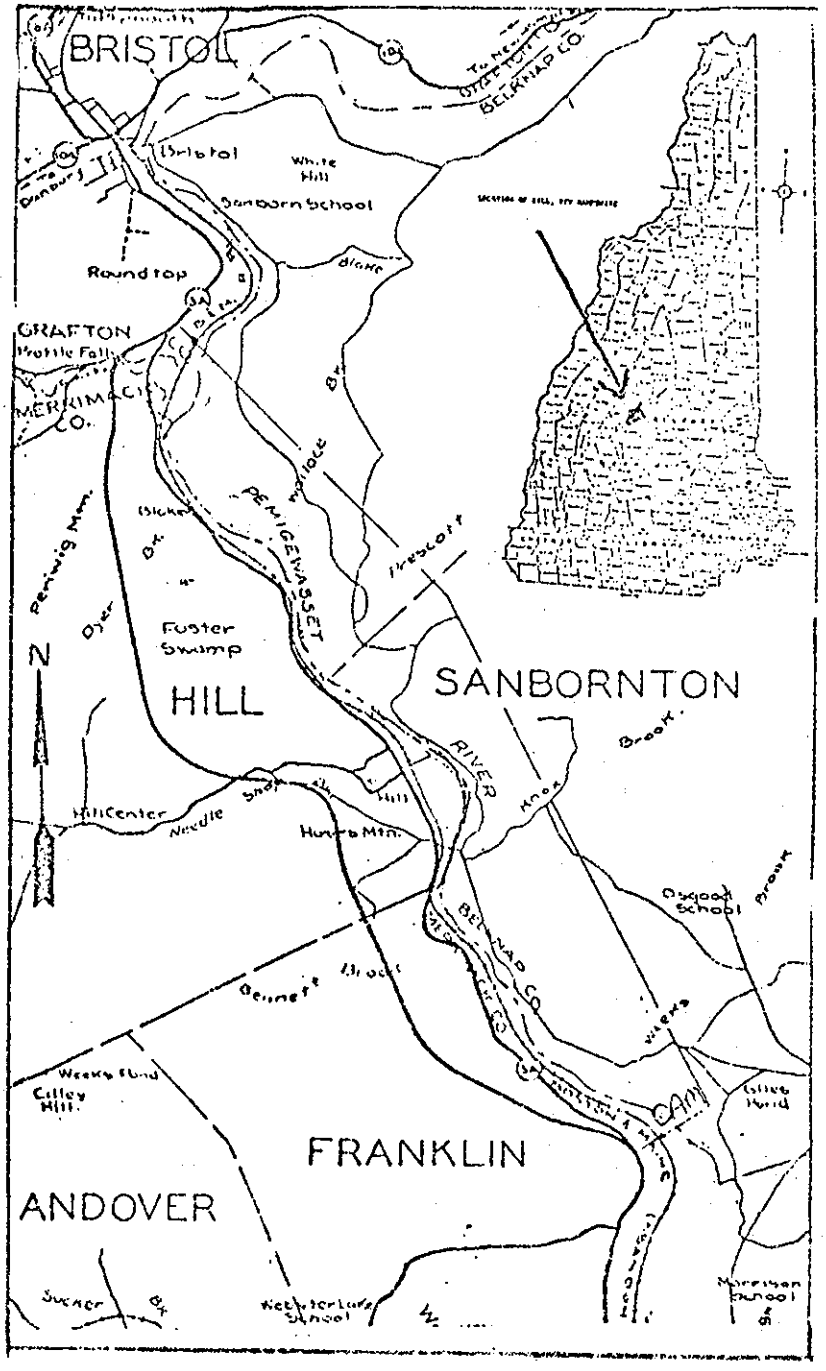

Figure 1.

AREA MAP OF HILL AND REGION

INTRODUCTION

Little systematic knowledge of the socio-economic impacts of town relocation is available to the Corps of Engineers planners and to others interested in relocating towns or individuals. This study will retrospectively examine the relocation of Hill, New Hampshire, in 1940. By going back in time, much can be learned that will indicate to planners today what key problems and issues are likely to surface in future Corps town relocations and what procedures and techniques may effectively be employed to produce a minimum of adverse social and economic impacts.

Also, the interest in relocation is related to the general topic of non-structural techniques of flood plain management. Under the Water Resource Planning Act of 1973, Section 73, non-structural alternatives to flood plain management such as relocation, flood plain zoning, etc., are being considered in new river basin management studies.

Objectives of the Study

The overall objective of this study is to describe the relocation process followed in Hill, New Hampshire, and to determine the socio-economic impact of the relocation on the town. The research project is designed to address the following questions:

Town's Background and History

1. What was the flood history of the region? What direct effects did it have on the community?

2. What were the events which led up to the relocation?

3. What was the attitude of people in the town at the time of relocation?

4. What were the community focal points (e.g., sources of cohesion, integration or conflict) at the time of relocation? How did relocation affect them?

Overall Impacts of the Relocation

1. Is the relocation more problem-solving or more problem-creating?

2. How did the relocation affect ongoing social and economic changes in Hill?

3. How long lasting were the effects of the relocation?

4. Did the effects substantially change Hill from other comparable towns nearby?

5. What kind of community is Hill today?

Social Impacts

1. How could the social stratification of Hill be characterized at the time of relocation? Has relocation affected that stratification?

2. Were migration patterns affected? Did some people use relocation as an opportunity to move in or out of the town?

3. Were spatial settlement patterns in the relocated town similar to those in the old town?

Economic Impacts

1. Did any people capitalize on relocation? Who? How?

2. Did any major shifts in employment patterns, population mix or service demands occur as a result of the relocation?

3. How did the composition of local business change?

4. How could the damages in physical quality of environment be characterized?

Political Impacts

1. What, if any, were the changes in governmental structures and/or actions caused by the relocation?

Processes and Techniques Used in Relocating Hill

1. What role did the community play? What role did the Corps of Engineers play?

2. How much time lag existed between planning and actual relocation?

3. What political, social and economic groupings are sufficiently viable to withstand being moved?

4. How was the tax base acquired to support the new town?

5. At what stage and under what conditions would the Corps tangibly help members of towns affected by future relocations?

6. What help should the Corps offer?

7. How should the Corps intervene with existing authorities?

Methodology

This case study is designed to examine the social-political-economic impacts associated with the relocation of Hill, New Hampshire, over three time periods: Pre-relocation, relocation-construction, and post-relocation. The study includes a descriptive narrative which elucidates relevant indicators that represent the impacts upon the relocated families, the community as a whole, and the region. Any long-term effects from the relocation are examined through a contemporary study.

In developing a methodological approach for this study there were few models to follow. Annabell Motz (1975) had outlined some basic concepts and reference sources for measuring social impacts through archival data sources. But generally, the approach generated for this case study of Hill is a potpourii of methods usurped from various disciplines. The ideas come from several bodies of literature including: (1) historical and archival analysis (Webb, 1966); (2) social assessment and impact theory (Vlachos, et al., 1975); (3) social indicator techniques; (4) community development studies; (5) attitudinal research and social systems theory (Buckley, 1967); and (6) the traditional sociological community studies which have a history of being eclectic in their methodological approach, e.g. Small Town in Mass Society, Vidich and Besman, 1968. These are combined into three basic analyses to measure and describe different dimensions of the relocation: A) an archival search, B) a trend analysis, and C) a questionnaire-attitudinal study of the existing community. The procedures followed under each of these is described below, along with a discussion of how each body of data was analyzed. Basically, however, the complexion and shape of a small New England Community will be traced as it changed throughout history, emphasizing the time preceeding relocation to the present[1].

These three methodological approaches attempt to model a human community from forty years ago to the present. To adequately describe the social political and economic factors surrounding the relocation of Hill, several variables must be accounted for. There is no one methodology which can encapsulate so many dimensions over such a long period of time. Thus a systematic interconnection of concepts is needed to try to approximate the interaction of phenomena in a small community over time.

---

[1]Although this study deals with a small community, the general methodological approach could be utilized to study much larger towns or cities without a significant increase in time or costs. The archival search and trend analysis would require similar effort regardless of population size. In a larger town or city, the size of questionnaire sample may be somewhat larger, but appropriate sampling techniques should enable the researcher to keep the cost and time within reasonable limits.

The descriptive narrative, or simulation, focuses on the processes and techniques used during the relocation. The trend analysis examines the community over the same time period as the descriptive narrative, but emphasizes the overall social and economic patterning of Hill and two similar control communities.

The attitudinal survey adds a social-psychological dimension to this study identifying community sentiments today and at the time of relocation.

Together these three methods produce a multi-dimensional retrospective analysis of Hill, New Hampshire.

Archival Search.

The Hill relocation was exceptionally well documented. In 1942, Dan Stiles, a free lance writer from Connecticut, wrote a historical sketch of the relocation process. From his manuscript the basic skeleton of events which made up the actual relocation were put together. With this basic outline the continued search through other secondary data sources began to give it validity and dimension.

Fred Clark, the Director of the State Office of Comprehensive Planning and Development, had written both office papers and journal articles defining the advantages of his proposed model community as well as the self initiative approach in achieving the actual reestablishment of Hill.[1]

Because of the State Planning Agency's involvement with the relocation, several records were kept which might have otherwise disappeared. One example was the transcript of the meetings between the Corps of Engineers and the town's selectmen as they negotiated the value of town property. (Appendix H)

Records from the Corps and the town reports were used to recreate the exact values given for properties in the private and public sectors. The Corps also had detailed maps of the old village and each structure.

Old scrapbooks, clippings and photographs were supplied by many individuals who had lived in Hill during the relocation.

Within the town vault lay an even greater treasure--actual films of the relocation process, including how the buildings were moved, actual construction, etc. Other visuals included State's archives which had photographic plates focusing on the location process.

The above are but a few of the myriad of sources which were used in recreating the events surrounding the relocation. (See Appendix A).

---

[1]The word reestablishment will be used to denote the fact that the majority of the community relocated together to form a new Hill Village.

With each source and reporter, new insights and information were added to the events which surrounded the relocation. Every reference added cross validity to the entire picture that emerged.

The general approach was to date specific important events that occurred in the relocation process and to continuously piece other events between these. Actual dates were checked against newspaper reports. (Some discrepancy arose, but dates generally concurred within a month or two).

Trend Analysis.

Sources of Data - The objective of this trend analysis was to determine whether changes occurring in Hill over time were a direct result of the relocation. Several indicators were selected representing the social, political, and economic dimensions of Hill. (See Appendix K) These same dimensions were compared to two other nearby towns which served as control communities. The towns were selected from the immediate region, were of comparable size, and were in no way directly affected by the flood control project beyond the fact of receiving flood protection. By juxtaposing the trends that occurred in the two control communities with Hill, large variations over time could easily be spotted.

Data were gathered from local, regional, state and federal records. (See Appendix A - Contacts) Often data along one dimension, such as school attendance, had to be gathered from more than one source. When any transition of source material occurs over the time series for a particular indicator, careful attention must be paid to whether the two sources are measuring the variable by the same method. Large changes might occur simply by the measurement technique which was applied.

When data for only two or three points in time are uncovered, it is difficult to define any general trends. However, this data is reported in simple chart form.

Also, the same source may change format over time. For example, the U.S. Census reported its data for population and housing by subdivisions of small towns for 1930 and 1940, while in 1950 the geographical area was redefined by SMSA's. In this case it was necessary to have the U.S. Bureau of the Census locate the original tract sheets from their unpublished records which did include data by small town divisions.

The actual selection of socio-economic indicators for doing trend analysis is dependent upon the scope of the research and limited by the structure and accessibility of secondary data sources.

Analysis - The goal of the analysis was to answer three types of questions for each indicator. First, to ascertain the degree to which the three towns were comparable, correlation coefficients

were computed between each town. The towns were closely related along most dimensions.

Second, the general trend of the data over time was examined by computing the correlation of each variable with time. This was primarily to determine a general positive or negative linear trend.

And third, the effects of relocation were analyzed. A statistical criterion was developed to determine any significant effects resulting from relocation. This was simply the significance of a quadratic fit over a linear fit for each variable with time and/or with the control communities. A significant quadratic trend indicated that a variable diverged at some point from its general linear trend. The locus of the quadratic trend was then usually determined by examining the data plots.

Questionnaire.

Sources of Data - The questionnaire was designed primarily to look at the attitudes of the Hill residents today. How do the people feel about their town, their neighbors, dam relocation generally, the relocation of Hill, etc. Also, a set of questions was included for those individuals who had resided in Hill during the relocation. These questions tried to focus on individual attitudes towards the various governmental organizations involved with the relocation, sentiments about the old village compared to the new village, and whether individuals felt they were dealt with fairly and received just compensation for their property.

Questionnaires were distributed by UNH students. Respondents could keep them overnight to be picked up the next day, at which time any questions about particular items could be answered.

The Survey - The entire village area of Hill was surveyed and representative areas lying in the outskirts of the village, but within the township were sampled. (N=82). The respondents were broken down into two sub-populations for much of the analysis: those who were relocated (N=23) and those who have moved to Hill since the days of relocation (N=59). Only household heads or spouses answered the questionnaire. The questionnaire was also administered randomly to the residents of a control community (N=24).

Analysis - Three major types of analysis were performed on the questionnaire data. First, a descriptive account of the data for all three populations was presented using summary statistics. (See Appendix C).

Second, inferential statistics were used to determine in what respects the three populations differed from one another. T-tests and analysis of variance were computed for each of the questionnaire items. Because the respondents' age or the time they had lived in the town were possible rival hypotheses for any differences

between the populations (e.g., the relocated Hill residents were significantly older than the non-relocated population), analyses of covariance, holding these variables constant, were performed.

Third, correlation coefficients between all of the questionnaire items were performed in order to find important interrelationships in the data. For example, these correlations could indicate what kind of people are most likely to support or object to dam projects, Corps of Engineers intervention, etc. Partial correlations, holding age and time lived in the town constant, were also computed to see if these relationships still held.

HISTORIC BACKGROUND

Flood Damage In The Merrimack River Valley

Flooding and the fear of flood damage became the norm for river towns in the New England region which suffered severe flooding during 1927, 1936, and 1938, along the Connecticut and Merrimack Rivers. The cost to commercial, industrial, and residential sectors was catastrophic. Families lost their homes, industries were destroyed and along with them employment opportunities. Transportation systems, communication networks, and utilities were all rendered inoperative.

The 1927 Flood - The November 1927 floods were sudden and unexpected. The most severe impacts occurred in those areas west and south of the White Mountains. Several mountain notches (Crawford and Franconia) were entirely inundated by water. In New Hampshire the estimated damages to roads and bridges alone was approximately $2,700,650.00.

The threat to Hill, New Hampshire, escalated during Friday evening, November 4, when the dam at Bristol (five miles north of Hill on the Pemigewasset River) was threatened. Flood waters rose ten to twelve feet over the dam. Residents in the towns located along the Pemigewasset River Valley were evacuated to towns on higher ground. Hill's residents were among these. By the next day the threat to the Bristol dam had passed, with flood waters dropping from the record twelve foot height to eight feet.[1]

While the 1927 Flood caused extensive damage to many northern and central New Hampshire towns, flood relief plans centered primarily around repairing existing damage rather than formulating a comprehensive flood protection plan. In addition, most state relief money was allocated for highway repairs, rather than being spent to aid needy families who lost their homes, businesses, and belongings. Governor Huntly N. Spaulding did, however, extend the maximum debt level to allow towns and cities to borrow monies for repairs.

The 1936 and 1938 Floods - The threat of flooding in Hill, New Hampshire, occurred again in March of 1936, as heavy rainfall and warm temperatures during the spring freshets resulted in rising water levels in the Pemigewasset River. Beginning March 11 (Flood A), when heavy rains forced families in northern and central New Hampshire to seek higher ground, and again on March 19 (Flood B), when additional heavy rains fell, the entire region experienced flooding which exceeded the 1927 floods.

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[1]Source: Concord Daily Monitor, November 9, 1927, pg. 1.

Families in Hill were once again sent scurrying to higher ground on Thursday, March 20, when a misunderstood phone message reported that the Bristol dam had broken. The residents rapidly evacuated their homes taking mattresses, groceries, and prized possessions with them as they ascended the steep bank bordering the western side of town. Little did they realize that this move foreshadowed a more permanent move to this area in the future.

The actual damage to Hill was minimal; the largest impact was the flooding of the basement of the Christian Church. Damage throughout the region, however, was estimated at $25,000,000.00. The death toll for the region was approximately one hundred.

In New Hampshire 8,000 families were left homeless. The damage to downstream industry (Nashua, Manchester, Concord, etc.) along the Merrimack was estimated at $1,893,700.00, and the inventory lost by these industries contributed $774,444.00 to the overall losses for a total of $2,668,241.00. This accounted for 83% of the entire damage in the state. The total number of man days lost was 107,044 which was equivalent to $254,249.00. Twelve dams were destroyed in the course of the floods and sixty others suffered damages to their main structures, flumes, spillways, et cetera, resulting in a total estimated loss of $280,580.00. The New Hampshire State Planning and Development Commission reported that the total per capita loss for New Hampshire from the 1936 floods was $21.90 or .81% of the taxable wealth.

The floods of September, 1938, along the Pemigewasset were comparable in magnitude to the flood peaks of 1927. The cause of flooding in this year was a tropical hurricane which cut a path up the eastern seaboard.

Actions Taken For Flood Control

State officials did not wait until the third flood to begin action for providing the region with a comprehensive flood control program. In 1936, Senator Keyes of New Hampshire represented the State at the federal level and presented the problem and the need for assistance. Governors took action within their states to provide whatever assistance they could while appealing for federal help at the same time. Governor Bridges of New Hampshire immediately contacted Harry Hopkins, the Director of the Works Projects Administration (WPA), and requested aid not only for repairs, but also for a comprehensive flood control plan.

These appeals brought federal legislation which: (1) provided for studies to be made by the Corps of Engineers to examine possible sites for flood control devices in the Merrimack and Connecticut watersheds; (2) authorized and appropriated sums of money for construction of flood control projects after a comprehensive plan was developed; and (3) The 1936 Flood Control Act, the 1936 Compact Act provided for compacts between the states in these watersheds

which would allow for joint decision-making and shared costs of any flood control projects which were initiated.

Under these acts the states were required to provide, without cost to the federal government, all lands, easements, and rights-of-way; to hold and save the United States free from damages due to construction works; to maintain and operate the works after completion; and to provide tax reimbursement to affected towns. The federal government would provide funds for the cost of construction and build the necessary dams. Also, the cost for relocation of public utilities, power lines, bridges, roads, and public buildings was to be incurred by the federal government to reduce costs to the states (compact covering flood control, 1937).

Two reservoirs were suggested by the study group from the Corps of Engineers for flood protection along the Merrimack, the Blackwater Reservoir and the Franklin Falls Reservoir. The benefits derived from these projects would be primarily for flood protection, but benefits might also be derived from other uses of the reservoir, such as water conservation, storage, and possible power output. The projected annual saving from flood loss for the state of New Hampshire would be $426,000.00 per year and $274,000.00 for Massachusetts. The "Initial Plan for Flood Control on the Merrimack River Flood Commission at a conference held in Hartford, Connecticut.

In accordance with the compact formed between New Hampshire and Massachusetts covering flood control along the Merrimack River, the costs of the lands, easements, rights-of-way necessary for construction, maintenance, and tax reimbursements would be shared equally. The total cost of lands to be acquired for the two reservoirs was approximately $2,285,000.00. The total cost of maintenance per year was estimated to be $24,000.00 of which $10,000.00 was to be allocated for tax reimbursement to the towns affected by the project.

The total cost of the project including construction, lands and lost tax value for the Blackwater Reservoir near Webster, New Hampshire, would be $899,000.00, and for the Franklin Falls Reservoir the entire cost was estimated to be $6,612,000.00

The Blackwater project would impound 6.9 inches of runoff from its 125 square miles of drainage area--equal to 16% of the drainage area of the Contoocook River. Protection offered by the Franklin Falls Reservoir would have a capacity of 3.19 inches of runoff from 1,000 square miles of drainage area. This is equal to about 20% of the total drainage area of the Merrimack River or about 26% of the total drainage area at Nashua, 35% at Manchester, and 42% of the area at Concord. This reservoir combined with the Blackwater Reservoir would eliminate most of the flood damages in downstream urban-industrial areas.

Besides the actual monetary costs in the years ahead, there would be a social cost which would be absorbed by the residents of Hill

New Hampshire. As part of the Franklin Falls project, the entire village of Hill would have to be relocated since it fell within the area of the projected dry bed reservoir. The remainder of this report examines the relocation process that this small New England town experienced.

Town of Hill Before Relocation

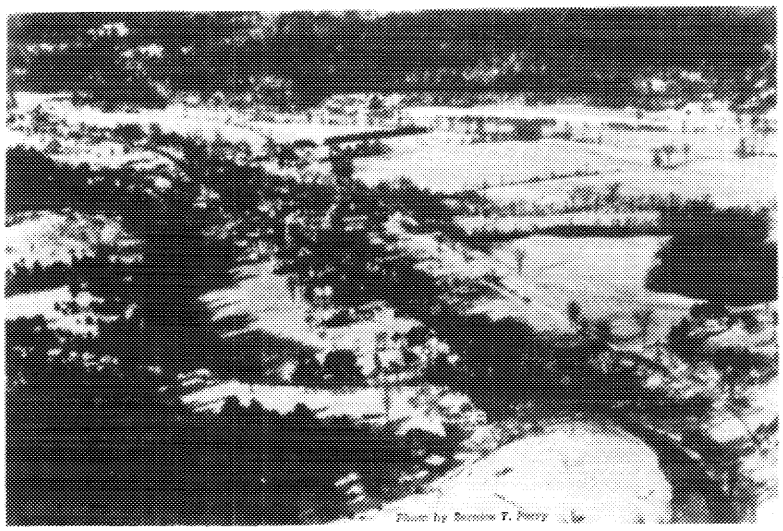
The response of Hill, New Hampshire, to the flooding of the "old village" site by the Franklin Fall Flood Control Project was influenced, in part, by the Town's previous 185 years of history and its New England Town institutions. The history of Hill is similar to that of many rural New Hampshire towns that were settled in the pre-revolutionary period. It began as an agricultural town, then changed to a rural industrial town in the 1800's, and is now primarily a bedroom community for residents who work in larger towns within commuting distance. In general, the Town of Hill has followed the general path directed by socio-economic trends in New England.

Hill's Early History - Pre 1930.

Hill was originally founded in 1754 by settlers who established a village located in the highland area well west of the banks of the Pemigewasset River in the area which is today referred to as Hill Center. During the 1840's the railroad was constructed along the banks of Pemigewasset River, shifting the future growth of the town down to the fertile flood plain. Finally, during the post-depression period (1940) the village was moved a second time to allow for the construction of a dry bed reservoir for the Franklin Falls Dam which would provide flood protection for downstream residents. The construction site, for what is still referred to as the "new village", is located on a bluff one-half mile above the "old village", and is where Hill Village rests to this day (see Figure 2). A descriptive analysis of population trends since 1800 can be found.

The Hill that existed pre-1930 represented an ideal type of small, rural New England town (Toennies, 1887, and Loomis, 1950). Essentially, the town was autonomous in that services, work, entertainment and social interactions took place within the community. There was one major tree-lined road which extended for two and one-half miles along the contour of the Pemigewasset River through pastoral fields, and along clapboard houses with farms at either end of town. Vistas of hills sloping down to the river on the opposite bank could be seen between the houses. The Boston & Maine Railroad also ran along the river banks and was a major source of public transportation and shipping. (Photographs 1, 2, 3 and 4).

There were several small commercial enterprises which met the primary shopping needs of the Hill residents. There were two general stores, Kimption's and Pearson's, a feed and grain store, a drug store, a butcher, a garage, a hotel and restaurant, which provided



Photograph 1.*

THE OLD VILLAGE IN WINTER.
THE PEMIGEWASSET RIVER IN THE BACKGROUND

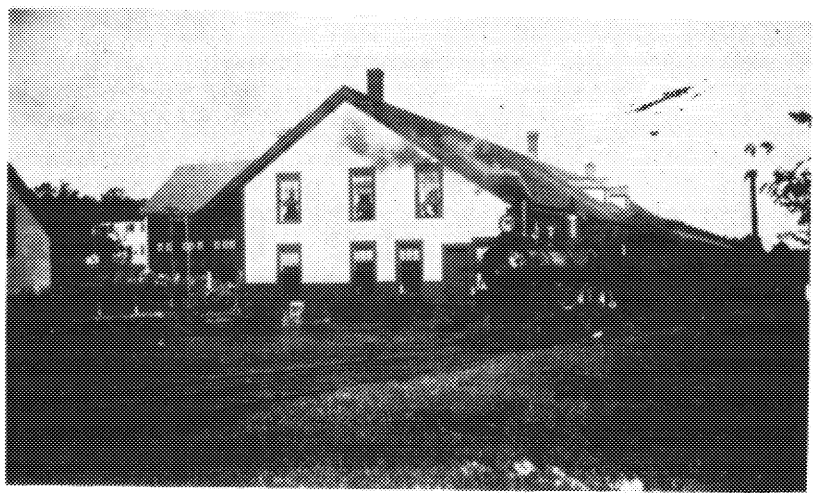
Photograph 2.

LOOKING DOWN THE SINGLE MAIN STREET IN THE OLD VILLAGE.

*Photographs taken from The Story of Hill, by Dan Stiles.

Photograph 3.

BUILT AROUND 1800, THIS HOUSE TYPIFIES THE TRADITIONAL COLONIAL ARCHITECTURE IN THE OLD VILLAGE.



Photograph 4.

THE RAILROAD PLAYED AN IMPORTANT ROLE IN THE EARLY DAYS OF HILL AS THE PRIMARY SOURCE OF TRANSPORTATION AND SHIPPING.

accommodations for passersby and board for several renters who worked in the town's small industries.

The majority of residents worked in town although some commuted to nearby towns such as Franklin or Bristol. The glass-cutter factory owned by Harold Woodard at times provided work for over thirty employees. Also a crutch factory employed six to ten people.

Several small businesses and individual enterprises provided a variety of services and occupations for the community's inhabitants: a blacksmith, insurance and real estate agents, painters, carpenters, electricians, sawmill operators, and a few other small industries.

Generally, the town had a heterogenous mixture of agricultural, commercial, and industrial occupations and lifestyles. Many of the residents of the town were descendants of the original settlers of the village or had moved to Hill from the surrounding area. The entire community was like one large neighborhood, with neighbors not only being friends, but often relatives.

Social Interaction - All the trappings of a small town social life were included in Hill. Hill's baseball team was constantly taking on neighboring teams from Franklin, Bristol, and Sanbornton, across the river. Church suppers and socials were frequently being held to raise funds for different community projects. The town band would parade along the main street on holidays. After work the men in town could enjoy a beer at one of the local taverns or go to the pool hall. A well-known boxer of the era had a training gymnasium adjoining the railroad station where any daring local could put on the gloves and spar for a while. Silent movies were viewed in the basement of the Christian Church and at Woodard's hall at the glass-cutter factory. The Grange, a farmer's organization, was also very active. They presented plays and held meetings which were often followed by promenades. (Dancing was not permitted because the "town boss" did not approve of it). Boating, swimming, and picnicking along the Pemigewasset were also major forms of recreation, although swimming was often not possible because of upstream pollution from paper mills. Old Home Day was perhaps the biggest town event of the year. All the old timers from Hill and those who had ever lived in Hill would get together for fun and frolic. All of this, plus neighborly visits, women's clubs, other social organizations, a public library, and two churches, led to a full social calendar for most Hill residents.

Government--Decision Making - The town's governing body consisted of three selectmen who handled the town's business and administration. Every March a town meeting was held at which the voting members of the community would decide upon the various items in the town warrant. Election of selectmen, appropriations, et cetera, were decided by all the members of the community who attended the town meetings.

The job of the selectmen was, to a large part, administrative. Although the formal power and decision-making authority rested within the town meeting and selectmen, a large amount of informal power and authority was exercised by the "town boss" who owned the largest local mill, the recreation center, and most rental space. This was a typical phenomenon in small towns during the era. In Hill this position was shared by two men. Each had supported and financed one of the two Protestant churches in town. However, one was obviously dominant in that he owned the largest factory, controlled most of the rental properties, and employed a large percentage of the town's labor force. Thus, while there was complete democracy in the form of the town meeting, there was a hidden monarch.

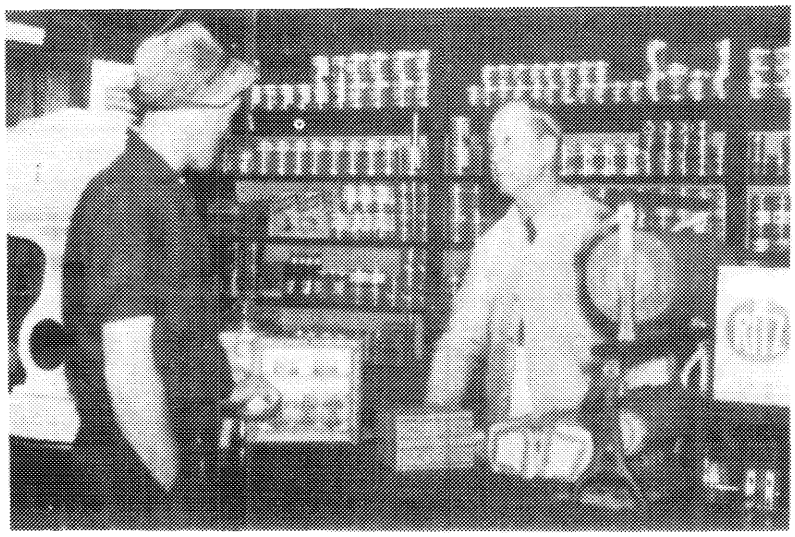
The Hill population was generally as stable as its economy. Even through the Depression, the town was always able to meet its debts and to balance its books. Some people came and went, but the number of new names which appeared in the town report as property owners showed little change. (See Photographs 5, 6, 7 and 8).

Pre-relocation 1936-1939.

Hill, however, was undergoing change--not from within, but rather from external and regional influences. The quiet main street had become a segment of the State Highway System. Traffic streamed past the houses night and day. Crossing the street had become something done with great care. The list of residents of Hill was not expanding or contracting; however, the number of non-residents who were making Hill and the rest of the Lakes Region of New Hampshire a summer home paradise was beginning to be recognized. The glass-cutter works was sold in 1931 to a large corporation in New Jersey. There was room for new leadership to emerge in the community. Residents of the village were beginning to look for work outside the village in larger nearby towns as these small local industries began to decline.

The 1936 Floods which had sent the villagers of Hill scrambling up the embankment to the west had brought such severe damage to the bridges and trestles of the Boston & Maine Railroad that service was discontinued. And finally, unbeknownst to the residents of Hill, plans were being drawn up and scrutinized by various commissioners, governors, engineers and other planners, which would perhaps have the result of disbanding the village in its entirety.

On March 8, 1937, approximately one year after the 1936 Flood, the commission which was appointed in compliance with the Interstate Compact for Flood Control on the Merrimack was meeting in Hartford, Connecticut, to discuss plans and strategies proposed by the Corps of Engineers. The Governors from Massachusetts and New Hampshire would have to jointly ratify the flood protection plan before it could be implemented.



Photograph 5.

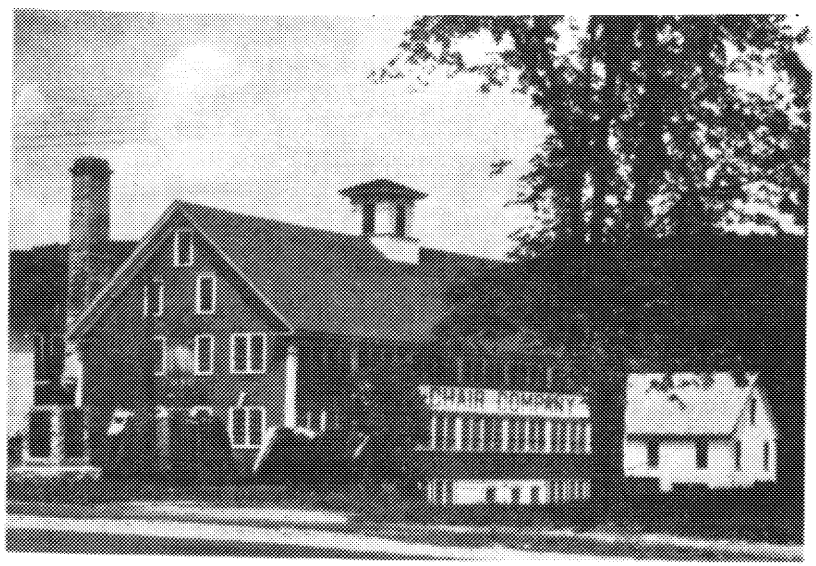
THE OLD VILLAGE HAD A GREAT DIVERSITY
OF SMALL STORES AND INDUSTRIES.

Photograph 6.

THE TOWN'S STREETS WERE NOT PLOUGHED
IN WINTER, RATHER THEY WERE ROLLED.

Photograph 7.

ONE OF THE TWO CHURCHES IN THE OLD VILLAGE.



Photograph 8.

THIS FACTORY IN HILL LIKE MANY OTHERS WENT OUT OF BUSINESS DURING THE 1930'S.

Eleven days later, March 19, 1937, the Corps of Engineers held an open meeting at the town hall in Franklin for everyone in the region who might be affected by a proposed dry bed reservoir that might be built just upstream from Franklin (Franklin Journal Transcript). Colonel Jacobson, representing the New Hampshire Water Resources Board, presented a comprehensive flood control plan which included the provision whereby the town of Hill would be relocated. The village of Hill would be sacrificed to protect the larger population centers downstream. The meeting was not well attended by Hill representatives, either because they had not heard about it or because they did not perceive any real threat to themselves or their community.

Just prior to this public meeting, the Director of the New Hampshire Planning and Development Commission, Fred Clark, visited the selectmen of Hill and explained that there was a good possibility that the people of Hill might find themselves an unfortunate but necessary sacrifice for the protection of downstream residents and the common good. He explained that there was a good possibility that the residents might be displaced by a flood protection project. Clark went on to propose an idea to build a new carefully planned community as an alternative to the town's total extinction.

The selectmen listened politely, but found it difficult to believe that any real threat to their community actually existed. This was the first official word they had received of the impending project. (See Photograph 9).

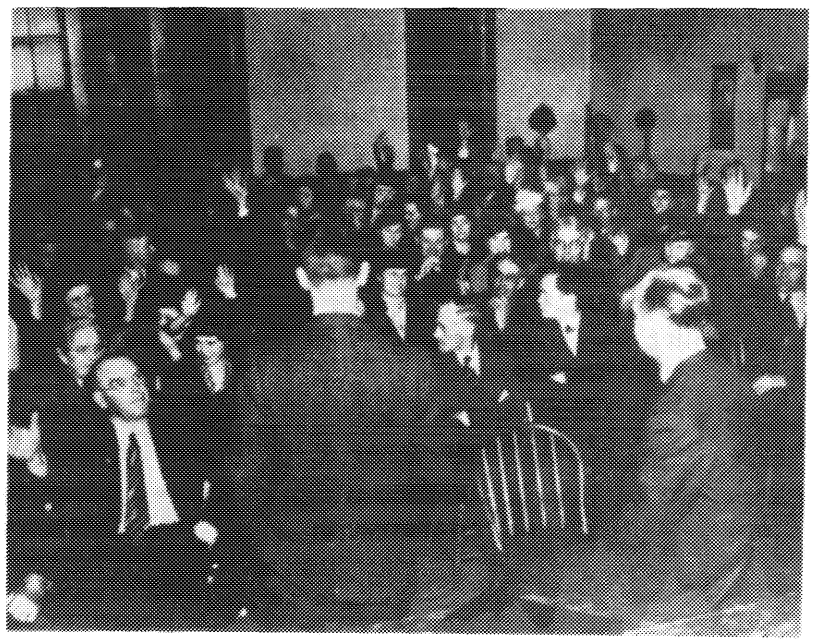
Knowing there was no way to push his idea of building a new community, Clark left the town's selectmen with his concepts and plans. After his departure the three selectmen began to talk among themselves at various selectmen's meetings. Two of the three were young, under thirty--one a farmer, the other the new owner of the crutch factory which employed about a half dozen people. They represented a new, younger leadership for the town which had filled the vacuum left by the death of the town boss Mr. Woodard.

The selectmen realized that approximately 30% of their total tax valuation of $616,000.00 would be lost if the town were inundated. It was questionable whether the village could survive that amount of loss and continue to exist as a town. Creating a new community appeared to be a viable alternative to extinction. If the town was to be dissolved, the remaining parts of the community which would not be inundated by the reservoir would become part of Bristol or Franklin, five miles to the north and south of Hill.

At this point, realizing the town's possible financial dilemma, the selectmen took the initiative to approach the State legislature to propose a bill which would reimburse the town for their projected tax loss for the lands and property that would be flooded. At the beginning of the 1939 biennial session of the legislature, sympathetic legislators introduced a bill which would pay back any losses that

Photograph 9.

HILL'S SELECTMEN DISCUSS THE FATE OF THEIR TOWN.



Photograph 10.

THE PEOPLE OF HILL AGREE TO BUILD A NEW VILLAGE WITH THE HELP OF THE STATE PLANNING COMMISSION.

a town might suffer as a result of intentional flooding for a period of three years (1939 Chapter 204 of the New Hampshire Revised Statutes Annotated). The bill was passed and gave the town a temporary tax base in the event they did start a new community.

Several things were happening simultaneously during the period just preceeding the relocation of Hill. The Corps of Engineers was acquiring the names of all those whose property would be affected by the reservoir project in order to ascertain the exact boundaries of the land and to compute its value. At the same time, the Corps had begun clearing the land at the actual dam site (July 21 through October 21, 1938). New Hampshire's Governor was having second thoughts as to whether the federal government could exercise the right of eminent domain in this situation. Fred Clark was waiting to hear what the decision of Hill's residents was going to be concerning the idea of building a new town. And, finally, the people of Hill, when faced with actual construction beginning on the dam, were seriously debating the viability of starting a new community. Some opponents felt that Hill was a dying community and pointed to the abandoned glass-cutter factory and railroad station as examples of its questionable future and solvency.

One prominent member of the community (who was later to become director of the non-profit corporation for relocating Hill) had these pessimistic statements about the community's future:

> "There has been so much in the paper during the past few months regarding the terrible calamity to befall the town of Hill if the Franklin Falls flood control dam is built, that I want to let the people of New Hampshire have the story from something beside the sentimental angle.
>
> There has been too much weeping over the loss of an old New Hampshire town, when that town is slowly dying anyway. The real truth of the matter is that many people in Hill are holding on just waiting and hoping the government will come in and buy their property. In that way, they can sell and get out with a little something.
>
> When the glass cutter factory left Hill, that was the blow that killed the town. Since then, there has been little work in town and those who can find jobs travel to Franklin and Laconia. They cannot use a bus to travel in either, for the Boston & Maine took off the Franklin-Bristol bus about two years ago, leaving the town without any means of transportation. It would surely be much handier for these people to live near their work, but while the town remains they have their homes there, so take the long daily journey to and from work.
>
> To be sure, the threat of being flooded out has added greatly to the troubles of the town. No one would come

there and establish an industry, because they did not wish to put in the work only to be flooded out in a few years. It has even got so that banks will not loan money on real estate there. If we could be told definitely that the dam would never be built, people might have some courage to make needed repairs to their property, and it would undoubtedly be possible to get an industry in the empty factory buildings. However, if the dam is to be built, let us have it and have it over with, before the town goes bankrupt.

For fear it will be thought that I have an axe to grind by having the dam come in so I can sell out to the government, let me say that I do not depend on the town of Hill for a living and can carry on my business (Antiques), very well where I am. I simply want to speak for those in my town who do not see any future ahead and are hoping the government will take over."*

Others felt similarly. The owner of the wooden dowel factory would move to another town nearby if his shop were taken. This would decrease Hill's economic stability that much more. Also, a percentage of residents had recently moved to Hill as a convenient location to work in nearby larger communities. A move from Hill for them would not be of major sacrifice.

Another group emerged under the leadership of the town's selectmen. This group was comprised primarily of Hill's older more established residents, who were distressed not only about the idea of giving up their homes, but also feared losing their friends and community. Two small industries would relocate if the town were to be moved, the crutch factory and the needle factory. Also, the selectmen had received word from representatives of the WPA, who was doing the major construction work at the dam, that there would be work for fifteen men. These economic factors were essential if any immediate level of local employment was to be maintained in Hill.

The debate lingered on until it was absolutely certain that the residents would be faced with the reality of moving from their homes. At one point in late 1938 there was a glimmer of hope that the project would be terminated. New Hampshire's Governor and the State Land Use Board criticized the federal land taking procedure. Work on the dam was halted between December 29, 1938, and June 22, 1939, while a resolution could be reached. Although Hill residents would have liked to have seen the project discontinued, residents from Franklin and other downstream communities desired the flood protection the project offered. The final decision was that the federal government had ample legal rights to proceed with land acquisition and construction.

*(Franklin Journal Transcript, May, 1939).

It was at this point that Hill realized it was time to act and act quickly. The Corps of Engineers had already begun to purchase downstream properties. Nearly two years after Clark's first visit to Hill, he was invited (November 9, 1939, see Appendix D) to appear before the entire town at an emergency town meeting to propose his idea for developing a new community, a model community in his terms. He explained that there were three options open to the Hill residents: first, they could simply disperse, each going his or her own way; second, they could relocate on higher land with an "every-man-for-himself" attitude, building homes here and there throughout the township and depending on the town and its minimum resources to provide roads, sidewalks, water, et cetera; the third, and final, option was to move the community as a unit to a new well-planned village which could be built at considerably less cost than if each person were to move individually. To implement this idea would require total cooperation among those townspeople who opted to move, personal debt for those who built new houses, and a large town debt. He also pointed out that there would be some governmental help, both federal and state, but the largest burden would have to be assumed by the residents who would occupy the new village. At this time, Clark went on to offer the service of the State Planning and Development Commission, which could provide engineering and architectural planning as well as advice and guidance.

By the time he had finished his presentation, it was clear that an over-whelming majority of those in attendance were ready to begin the job of creating a new village (Photograph 10).

Pre-Construction.

The following week representatives from the Corps of Engineers came to Hill to make their offers to landowners. The appraisal value for property was based on replacement value less estimated depreciation. The Corps had not set up any procedure to determine the maximum or minimum price offered for property. They had not set down a policy of making only one carefully calculated offer which would have excluded any "horse trading."

The only legal role open to the Corps was simply to offer their appraised value and try to reach a settlement which was agreeable to their own interest, the federal government, and to individual home owners. Also, there were no provisions made which required them to provide counseling, or to offer other benefits which would aid and ease the relocation process, such as providing the cost of moving. Some residents who were totally displeased with the offers which were made took court action to derive a just settlement.

The villagers now had a goal, a specific direction. They were going to build a new village. Residents had a total of eighteen months between the first negotiations for sale of their property

and moving to a new locale, a new village. The farsighted selectmen, on their own initiative, bought options on all three possible sites for the new village months before the second meeting with Clark. This was to prevent speculators from coming in and taking advantage of the situation by buying the future sites and selling lots for a large profit. Fortunately, all this land was owned by local residents, which made the acquisition easier for the selectmen. The final site selected was only one-half mile from the old village and bordered on the new Daniel Webster Highway (Route 3A), which was already under construction. (See Figure 2).

The price for the eighty-five acres of sprout land (land which had been cut over, and had some pasture with some timber) was to be $100 per acre. Usually, this land would have sold for $25 per acre, but, because of the increase in value due to being near the new highway, the price that the Highway Commission was paying for right-of-way ($100 per acre) was decided upon.

Under New Hampshire Statutes at that time, no town government could engage in real estate transactions. This created a problem as to how home sites were to be sold in the new village. On Clark's recommendation, on January 10, 1940 local citizens organized a non-profit corporation, the Hill Village Improvement Association, Inc., which would handle lot sales to private individuals. A seven member Board of Directors would handle the transactions. No selectmen were allowed on the Board to insure that there would be no conflict of interests. Before the corporation could become effective, the option on the land for the new village site had to be sold to the corporation by the selectmen who had held it. Lands for public use, the town hall, roads, sidewalks, parks, and other municipal functions, were sold back to the town. The original money for a down payment on the land for the new village site ($1,000) came from the sale of $20 shares to prospective residents. Forty-five townspeople joined the corporation. Their investments were returned shortly after the beginning of lot sales.

In all, there were 88 residents whose land was purchased by the Corps of Engineers. Approximately 46 of these purchased lots in the new village. Some of those who did not relocate left on their own volition. They worked in nearby communities and moved for convenience, or felt Hill was a dying town and would never survive economically. Others, primarily the young, who had rented and had no capital to finance a house, or the old, who felt that the strain of starting over again was more than they could handle, had no other option available than to leave and settle elsewhere.

Half-acre lots in the new village sold for approximately $150 to $250. Corner lots and those surrounded by more open space were more expensive. The criteria for lot selection by individual residents were based on amenities such as the amount of garden area or the amount of open space rather than on who was moving where in the new village (see old vs. new village map location).

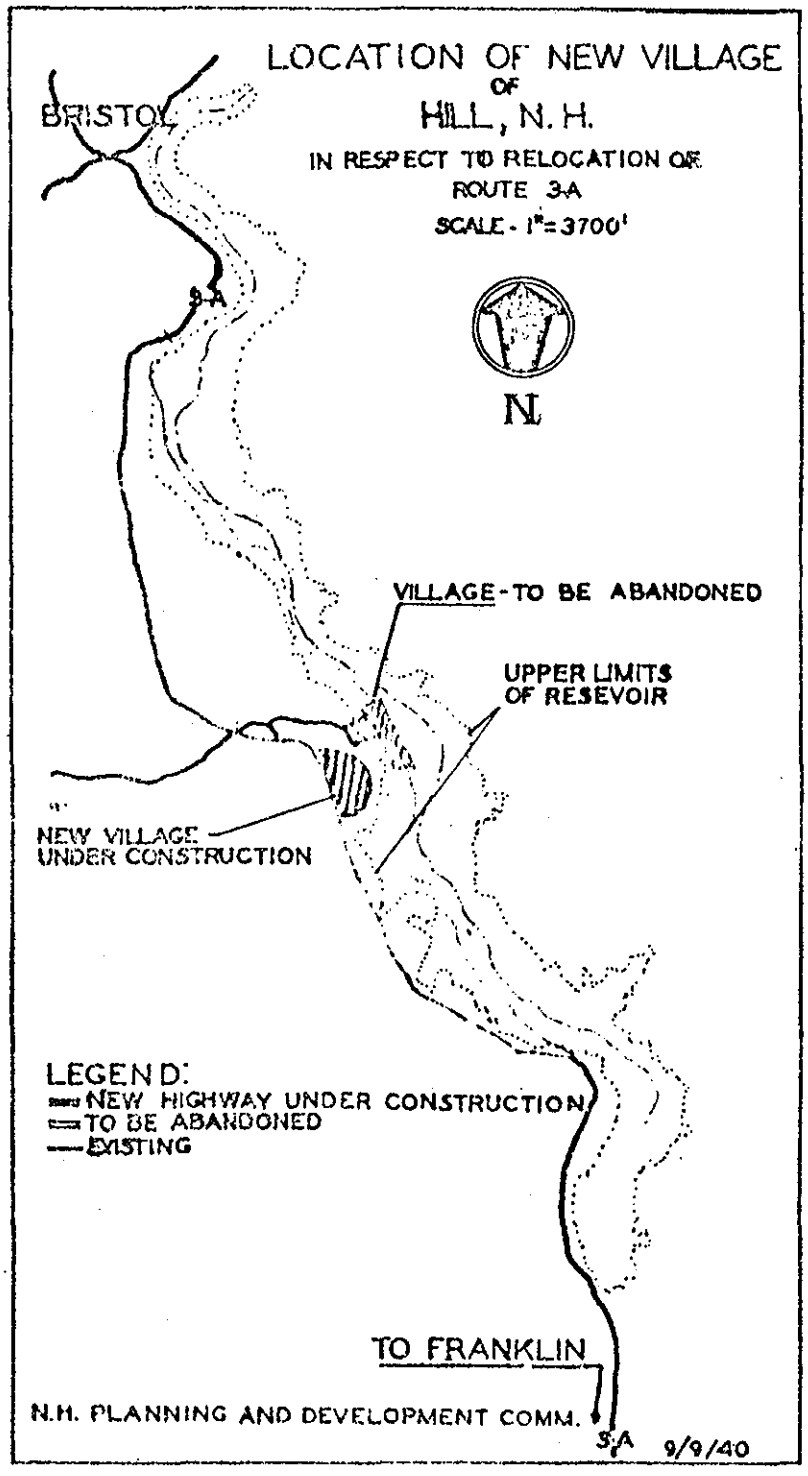


Figure 2.

MAP OF OLD VILLAGE SITE WITH
RESPECT TO NEW VILLAGE SITE

Those who desired lots in the village were asked to make a first, second, and third choice. If a conflict did arise, it was left in the hands of the residents involved to amicably resolve any problem. Apparently, there was only one dispute and it was settled with little controversy.

The meeting in November had been the official go-ahead for developing a new community; however, it was not until the annual March town meeting of 1940, that the relocation procedure became legal. It was decided that this meeting would not be adjourned until the reestablishment was completed. Since it would be impossible for each citizen to vote on every issue and be involved with all decision making, certain responsibilities and decision-making powers were transferred to the selectmen. They were empowered to purchase the public lands from the non-profit corporation, to contract for street construction, to create a plan for a town water system, and to handle a host of other details involved with developing the new town.

Another major concern was to petition the Governor and Council to extend the existing debt limit for towns beyond the 3% of assessed overall tax value limit, which would only permit borrowing up to $18,480 while as estimated $50,000 would be necessary for public facilities, plus an additional $40,000 for a new water system which could be paid for as a bond issue. On March 26, a few days after the March 1940 town meeting, the Governor and Council granted consent to extend the debt limit of $50,000 and to arrange for a loan from a Boston bank at one percent interest. (See Financial Analysis).

One of the major reasons that a loan was necessary was the fact that the townspeople and selectmen were unwilling to settle for the initial offer given by the Corps of Engineers for town roads, the antiquated water system, bridges, town buildings, etc. The entire amount offered by the Corps of Engineers, representing the federal government, was $55,000. The bank in Boston that would issue the loan had little to fear since the note was guaranteed by the State of New Hampshire and was also secured by the future federal reimbursement for town property.

Construction.

The combination of the loan, the state's tax reimbursement for tax value which would be lost, and individuals' receipts for previous housing, gave the town the financial base to actually begin construction of the new village. Herbert C. Person, an employee of Clark at the State Planning and Development Commission, offered his services, under a year's leave of absence, to become construction engineer for Hill at the town's expense. The majority of the construction took place between the March town meeting of 1940 and June 1941. By that time, there were streets, a water system, the town hall, and about thirty houses completed, with several others under construction.

The entire construction and building of the new village was a conglomeration of input and help from several sources. There was a master plan to follow which Clark, with the help of his architects and engineers in the State Planning Office, had created. Person, serving as construction engineer, directed the whole relocation process over any obstacles that arose. At the same time that private and public construction was beginning, the selectmen were having frequent meetings with the Corps of Engineers, attempting to derive a just settlement for the town's properties.

Before any construction could get underway, two major obstacles had to be hurdled. A section of the new village site had been leased to a company who set up a small sawmill to cut fallen timber from the 1938 hurricane. The lease also included storage rights. Two million feet of lumber was stacked on the new site. The town offered to help move the lumber to a railroad siding where it would eventually have to be transported for shipping. The company accepted this offer.

The second problem involved the local power company who had a 66,000 volt power line stretched across the new site. The first reply of the power company was that it would cost $8,000 to move the line. To resolve this situation, another trade took place. The right-of-way necessary for the new line was owned by locals in the village. They agreed to give up the right-of-way without compensation. The power company, partly out of good will, agreed to absorb the rest of the cost and move the line. (Stiles, The Story of Hills New Hampshire, 1942).[1]

As mentioned earlier, the relocation and construction of the village was a potpourri of cooperation and resources. On April 15, the WPA was solicited with the help of Clark to rough out the roads and clear the land for the new village. During the latter part of the relocation, they returned to landscape the town.

The contractor who was hired to do the finish work on the town's roads was also building the new highway on Hill's western border. This additional work proved to be advantageous to the contractor in that he was already in the area, and could utilize machinery and manpower which were not needed at the current stage of construction on the state highway.

Mutual help and cooperation was the theme of the relocation, as well as thrift and efficiency with a good dose of enthusiasm. While the construction engineer was directing the road work, he would have bulldozers rough out cellars and clear land for private home owners (for $15). For some renters in the old village who did not have the capital to secure a mortgage, this procedure was very helpful because the New Hampshire Savings Bank in Concord would

[1]It should be noted that Hill had come into the public eye through the reporting of sympathetic newspaper editors. In situations such as this, they rallied behind the Hill residents providing support through their sway over public opinion in the State.

only give them a mortgage if they had purchased their lot and had already had their cellars dug. For some purchasing a lot meant selling life insurance policies or other securities to obtain the original capital.

While the Corps of Engineers had purchased private homes at prices which to some seemed unfair, they were willing to sell them back for salvage for a minimal fee. The windows, doors, and other materials of many of the new homes were taken from the older dwellings. Some energetic and talented individuals built their homes entirely out of these materials.

Home owners who sold their property to the Corps were given first option for repurchasing their homes. Some individuals did this and hired a moving company to pull their house to the new village. In total, approximately ten homes were moved along a track by a horse-pulled windlass (Photograph 11). The entire cost of moving a home included cellar and foundation and was generally equal to what a new home would have cost to construct in the new village.

Local contractors were used by some individuals to build their houses. Often owners would request that the contractors leave some rooms unfinished to reduce the costs. These residents had intentions of doing the finish work themselves or of financing it in the future. However, the war years intervened and made it impossible to get the necessary materials. To this day some rooms remain in an unfinished state.

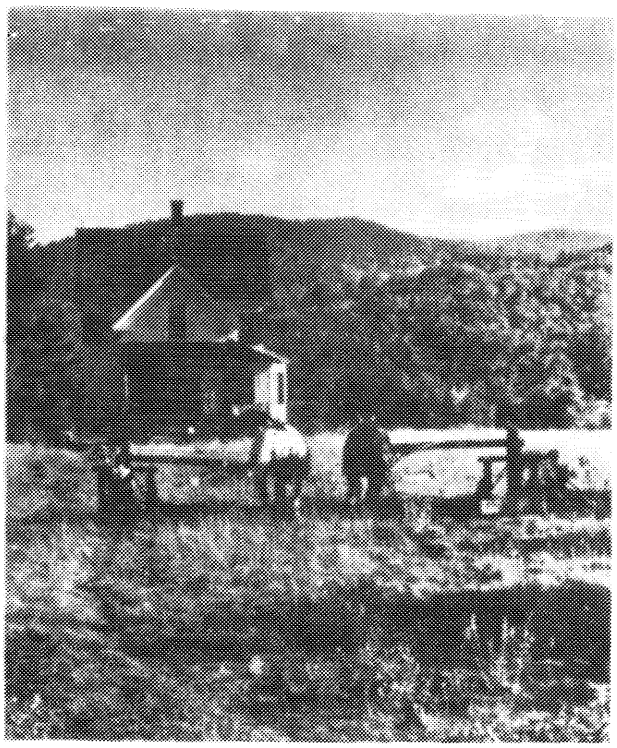
All during the construction of the new village, inconveniences were endured by all. Several individuals worked on their homes during the winter. Some of the first to move into the village found themselves without water because the new water system was not completed. Water had to be tanked in and each person had to retrieve his own. Also, the new highway had not been completed, making access to the new village difficult.

The construction of the new town hall, the school, and other public works was going smoothly. An old storage shed was bought back from the Corps of Engineers and moved up to the new village to serve as the town's post office.

A landscape architect, who donated his services, designed the town's park area and playground. Two other architects from the area designed the town buildings. All of the details for these buildings were reviewed by the Hill residents and voted on at various town meetings. The final price tag for the public buildings and facilities was going to be approximately $100,000. of which $40,000 was a bond issue to finance the water system and $50,000 was a temporary note to cover roads, buildings, etc. (See Financial Analysis).

In the private sector, other problems arose. There had been two denominations and two churches in the old village. The combined

assets received for both churches only produced enough revenue to construct one. At first the congregations met separately, but eventually merged to one nonsectarian church, which was not completed until 1945. Meanwhile services were held in the new town hall.



Photograph 11.

HOUSES WERE MOVED FROM THE OLD VILLAGE TO THE NEW BY MEANS OF A HORSE DRAWN WINDLASS.

RELOCATION

Overall, the move from the old to the new village was a gradual step-by-step process. Self-initiative and neighborly help were the continued impetus which saw the project through to completion. If a family had to give up their car to afford their new home, neighbors offered them rides. If a tool, or some construction advice, or actual labor was needed, those were all given freely between residents to help actualize their goal of constructing a new community.

On March 11, 1941, the annual town meeting was called and met at the town hall in the old village. In the middle of the meeting, a motion was made to have the meeting moved to the new town hall, which marked the conclusion of the major construction and relocation process. The meeting was adjourned for the first time since March, 1940. The people of Hill had, by their own efforts and desires and with the help of many others, created a new home for themselves. (See Photographs 12-17).

By October, 1941, forty-seven families had completed their move to the new village, twelve more were having homes built, and four were being moved. A new village store had been opened and the new highway had been officially opened in June. Bodies from the Old Hill Cemetery were moved to the Bunker Hill Cemetery by mid-November. The New Hampshire legislature had extended the three-year reimbursement for lost tax value for an additional two years. (Payment of lost taxes were continued for several years with incremental legislation until a bill was passed in 1955. This bill would pay back lost tax valuation on land, property, etc., reducing the amount by two and one-half percent annually, for a duration of forty years).

Several aspects of the relocation lingered on for years. A few individuals did not receive compensation for their properties from the court until 1944. The town was not awarded a settlement for the majority of public properties until 1949. The final buildings were not moved from the old village and the cellars had not been filled until 1943. And several of the old villagers who had not made the initial move returned to the new village a few years after the relocation.

However, the final outcome was a new, well-planned community with amenities and conveniences which were non-existent in the old village. The plan which Clark had designed, had been approved by all involved citizens at the town meeting. For some who were not familiar with blueprints, the objectives were difficult to conceptualize. Models were constructed and several questions answered to allow full participation in the decision-making process.

Clark's design had intended to remedy many of the problems that were part of the old village. Residential streets curved continuously and did not border any major thoroughfare, reducing the traffic

Photograph 12.

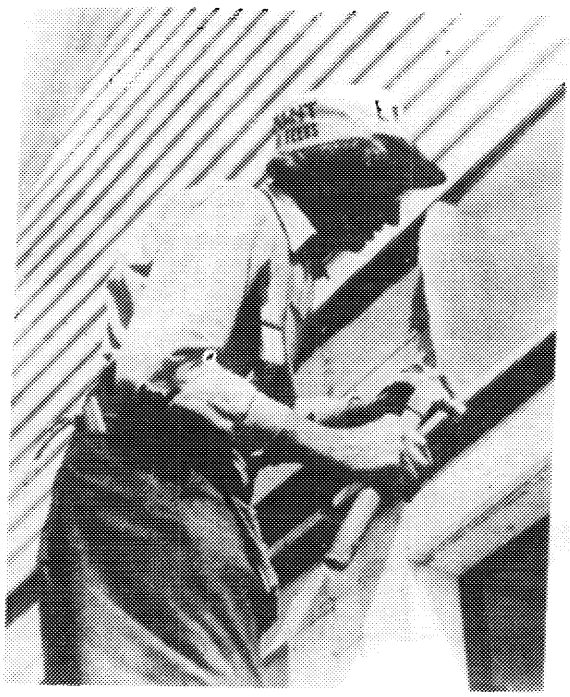
WHILE THE NEW TOWN WAS GOING UP

Photograph 13.

THE OLD TOWN WAS COMING DOWN

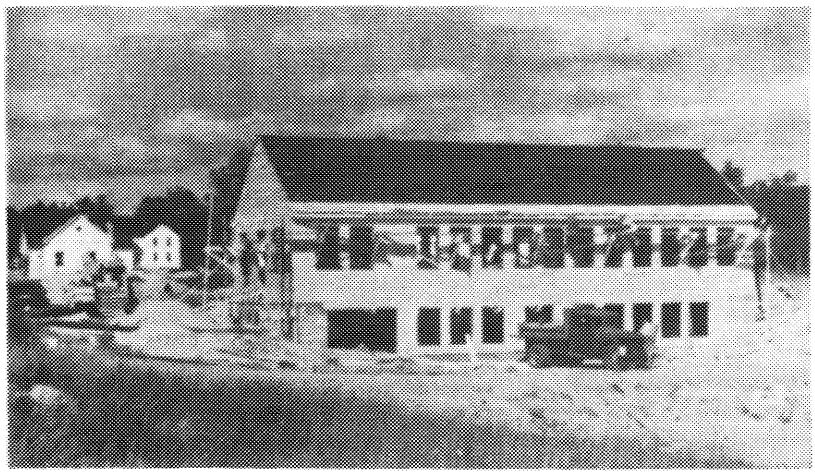
Photograph 14.

THE NEW GENERAL STORE REPRESENTED THE ONLY COMMERCIAL SHOPPING IN THE NEW VILLAGE.



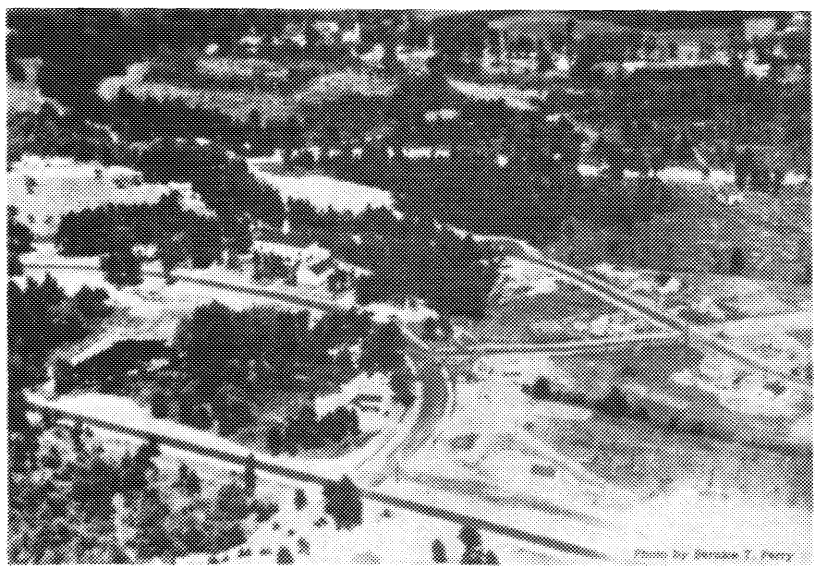
Photograph 15.

LOCAL CARPENTERS HELPED BUILD MANY OF THE RESIDENTIAL DWELLINGS IN THE NEW VILLAGE.



Photograph 16.

THE NEEDLE FACTORY WAS ONE OF THE TWO INDUSTRIES TO REMAIN IN THE NEW VILLAGE.



Photograph 17.

AN AERIAL PHOTOGRAPH OF THE NEW VILLAGE (1942). THE OLD VILLAGE IN THE BACKGROUND.

flow through the town. A commercial zone was placed along an access road off the major highway; thus, the stores could be utilized by the local residents without crossing any major roads, and at the same time, business from tourists or any passersby could be maintained. The total street area of the village had been shortened from two and one-half to one-quarter mile, which reduced the cost of maintenance. All service mains and conduits were placed beneath a grass strip between the road and sidewalk; therefore, any repairs or work could be conducted without destroying existing pavement. Fire hydrants were placed intermittently, hence minimizing insurance rates.

A buffer zone, running along both sides of the major highway, afforded protection from traffic and noise and was set aside as part of town land. Also, each house abutted a green belt to allow for the maximum amount of privacy.

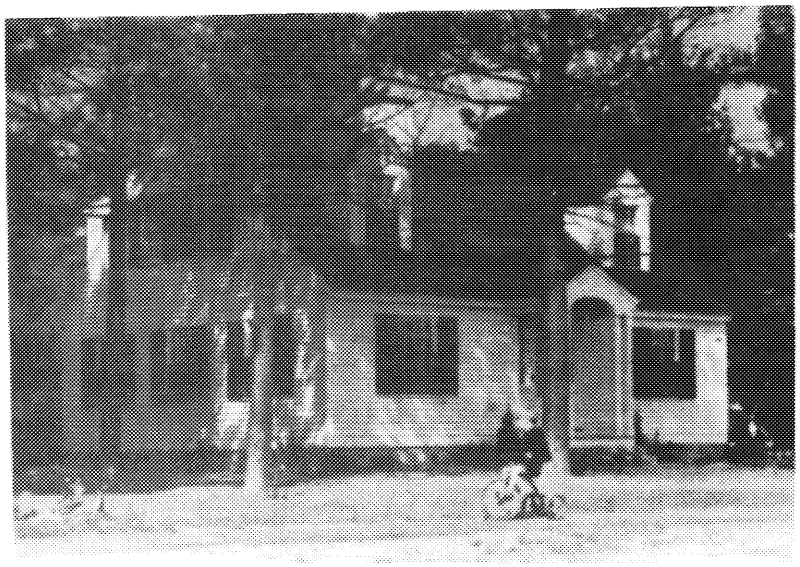
To insure the continuance of these amenities and to reduce the possibility of capricious development, zoning ordinances were passed to protect the new village from unplanned or rapid growth. The design of each new home in the village had to be approved by the zoning board (originally performed by the Hill Village Improvement Association). A minimum value for new houses of $2,000 (today, value would be $20,000 to $30,000) was imposed. Setback requirements from streets (25 feet) and side lines (20 feet) were approved, and the overall planned density was one family per acre. To prevent speculation, anyone buying a lot in the new village was required to begin construction within one year after purchase. The water system had been designed to serve the number of lots of land out in the new village. This placed an upper limit on future population growth in the village.

The spatial arrangement of Hill residents after and before relocation are illustrated in Figures 3 and 4. The numbers appearing on each lot site correspond to particular individuals. Numbers greater than 35 represent those persons who had rented in the old village.

A pattern of neighbors in the old village selecting adjacent lots in the new village does not appear. Residents chose home sites because of amenities such as open space, garden plots, or distance from major roads, rather than for the proximity of old neighbors.

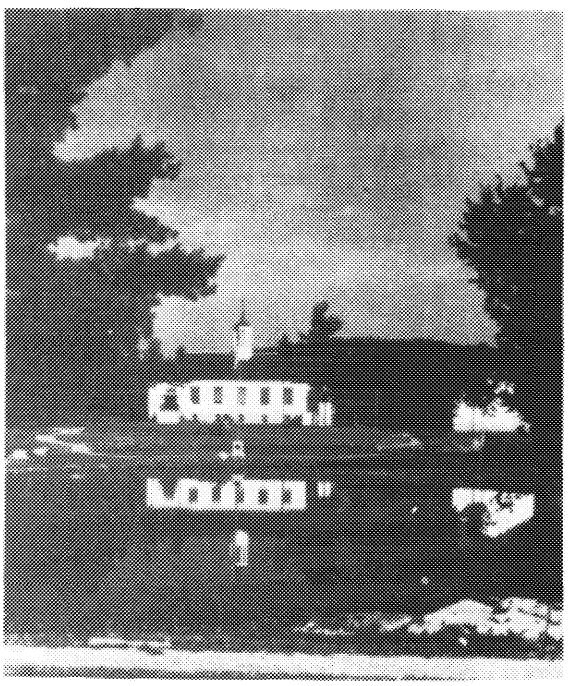
This was the shape and the character of the new Hill village. The first response by many was to miss the 200-year-old village they had left. Others were thankful that the community had remained intact and that they were able to stay with their friends and in the same basic locale.

The preceeding narrative has attempted to provide a general account of the events of the pre-relocation, relocation, construction and post-construction periods. (For a chronological account of the major events surrounding the relocation, see Appendix D).



Photograph 18.

A TYPICAL HOME BUILT IN THE NEW VILLAGE.



Photograph 19.

A VIEW ACROSS THE SKATING POND AT THE NEW TOWN HALL.

Process and Impacts

The following short sections are intended to summarize some important points and present a more in-depth analysis of some aspects of the relocation process. These sections will highlight the important points learned from the Hill experience. Included are scenarios which illustrate:

1) "The involvement of various governmental levels".

2) Leadership during the relocation process.

3) Those events which might make the Hill relocation different from others and which point to important factors which should be considered in any future relocation.

4) Was Hill an anomaly? Could it happen again?

5) Overall costs and benefits on the regional, local, and individual levels.

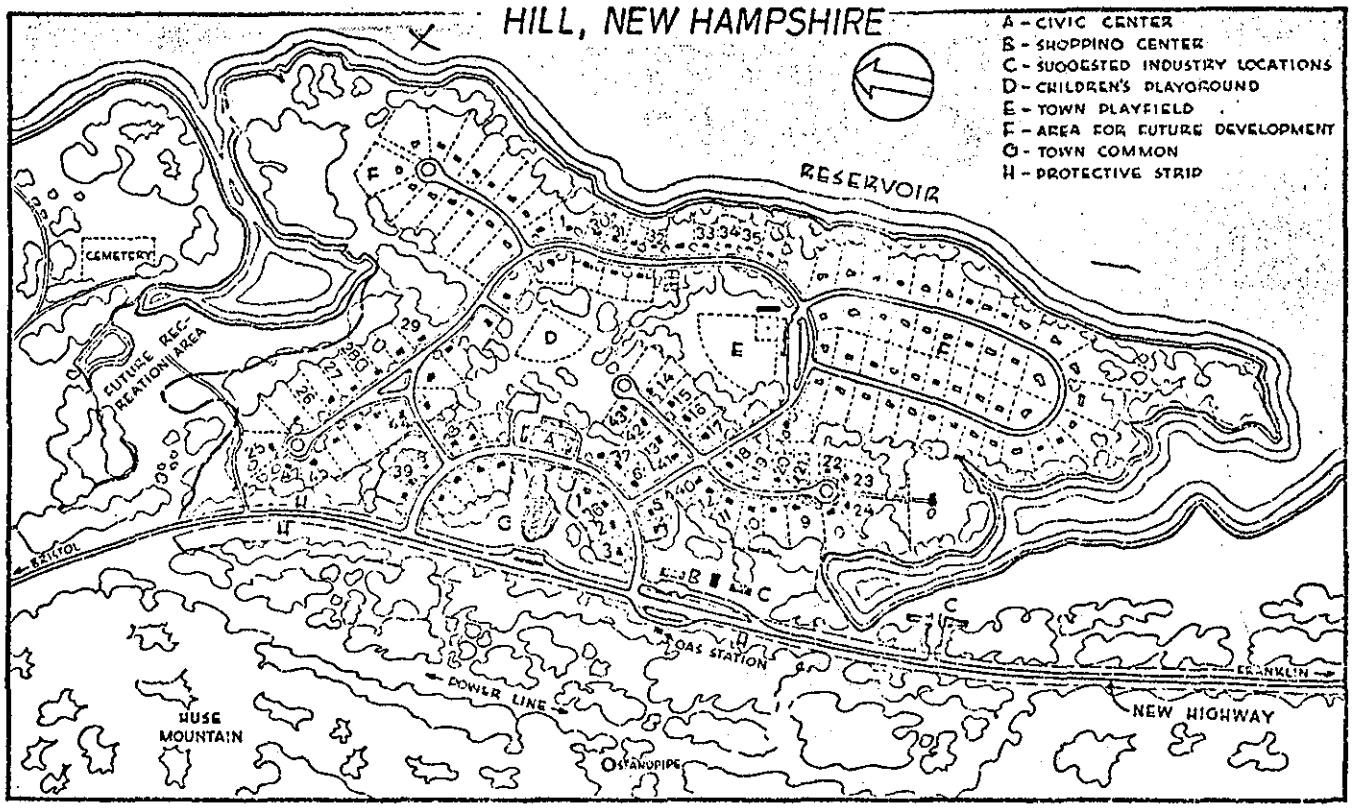
6) The financial aspects of the relocation which not only allowed the citizens to build a new town, but also placed them in an advantageous tax structure which has kept their taxes down to this day.

The Involvement of Various Governmental Levels

The relocation of Hill illustrates a format for possible roles which might be effective in future community relocations. In this specific case study, the Corps of Engineers played a nominal part; however, under more recent federal legislation (The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, P.L. 91-646), they could become more active in initiating many of the relationships which provided for the comparatively successful relocation of Hill. (See Figure 3).

The actual decision to go ahead with the flood protection project along the Merrimack was a combined state and federal decision. Assistance from Washington was solicited by the affected states. Permission to begin a comprehensive plan of study was approved by Congress, to be carried out by the War Department - the Corps of Engineers. Approval of the completed study rested in the hands of the state legislators, governors and the appointed commission. The final appropriation for construction of the projects was allocated by Congress (under the Flood Control Act of 1936).

To this point the procedure outlined above would be approximately parallel to the procedure of today. The strategies which were perhaps unique to this case involved the relation between the state, the town government, and the individual citizens of Hill. The only parts played by the federal government were principally to build the dams, to hold public hearings informing residents in



0-35 Owned homes in old village
36-47 Rented homes in old village

Figure 3.

SETTLEMENT DISTRIBUTION OF NEW VILLAGE

OLD VILLAGE

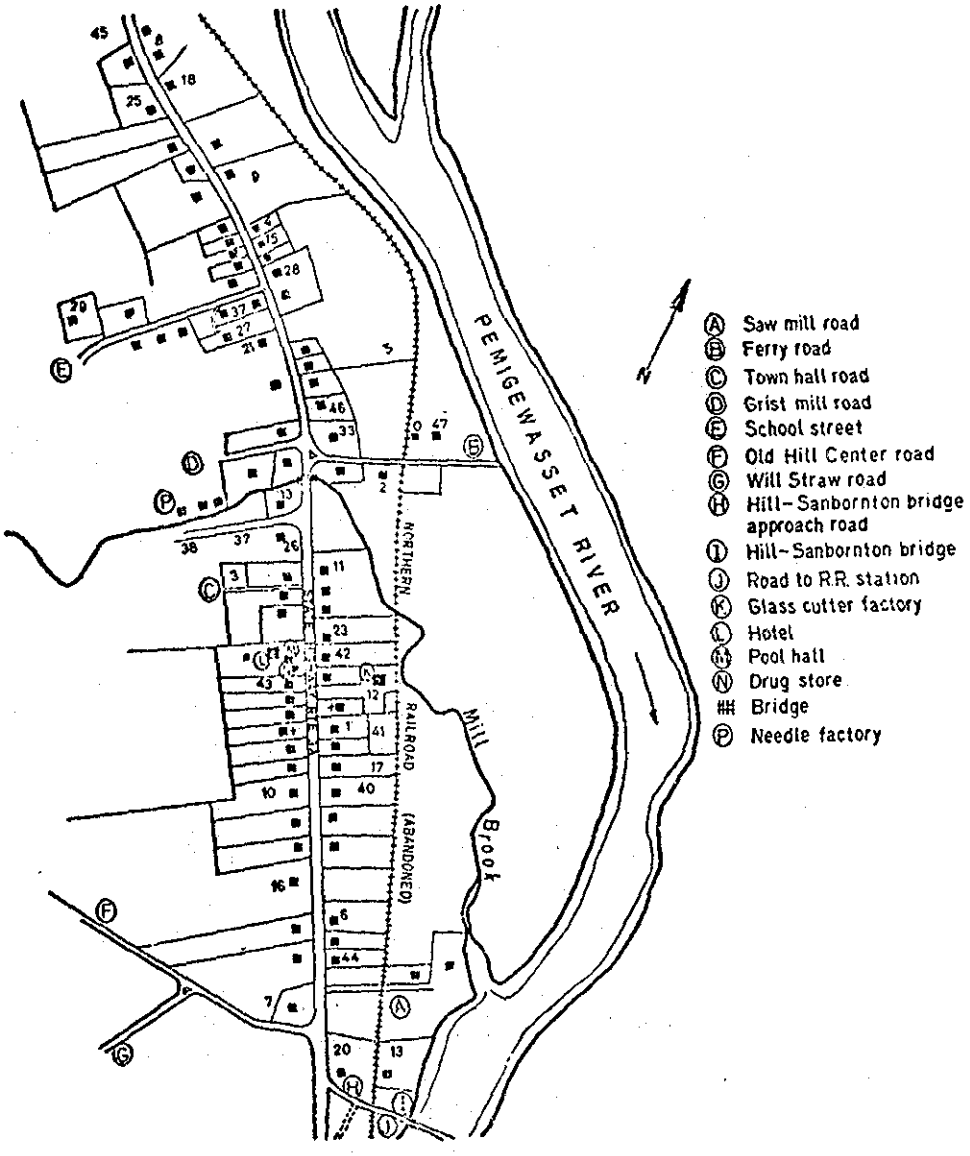


Figure 4.

SETTLEMENT DISTRIBUTION OF OLD VILLAGE

the area about the proposed flood protection project, and finally to negotiate fair market value for those properties which would be taken.

In the Hill relocation, the state, via the Planning and Development Commission, acted as counselor, organizer, aid, planner, architect, construction engineer, and intermediator between the town and the federal government. Also, the selectmen of Hill first received official information about their town's possible plight from the state planning office, which suggested a course of action for the community. Notice of the impending inundation came far enough in advance (one and one-half years before any actions were taken), to allow the town a period to orient themselves to the realities of relocation.

The institutions of town government and town meetings, characteristic of New England, allowed for an open colloquium at which citizens could discuss alternatives and make decisions as an entire unit. The open town meetings allowed for public participation at each critical stage during the relocation process. A sense of individual and group involvement and purpose was maintained by keeping these channels of communication open to the citizenry.

Empowered by the town, the selectmen served as representatives of the citizens' will, and made decisions for the town when the initiative was given to them; however, in many situations, such as taking the individual options on all three possible future town sites, these selectmen took risks to ensure the town's survival. The selectmen were able to comprehend and internalize Clark's plan and to work in a leadership role to attain it.

A secondary outcome from the relocation process was the increase of vertical integration of government. Federal assistance during the Depression, advances in transportation and communication systems, and a trend toward urbanization, brought with them the end of the self-contained autonomous rural community. Towns began to be more dependent on larger governmental divisions, county, state, regional, or federal. Funds to be allocated for town functions and projects were becoming available only through state and federal grants.

This multi-governmental mix, which today had become the norm for most small towns as exemplified through general revenue sharing, CETA, and federal specifications for waste water discharge, became familiar to the selectmen and citizens of Hill at an earlier date.

Leadership

The key relationship through the entire relocation process was between the three selectmen, representing the town, and Clark, representing larger governmental divisions. The individual personalities of these actors were a significant element in the successful relocation of the Hill community. Frederick Clark was

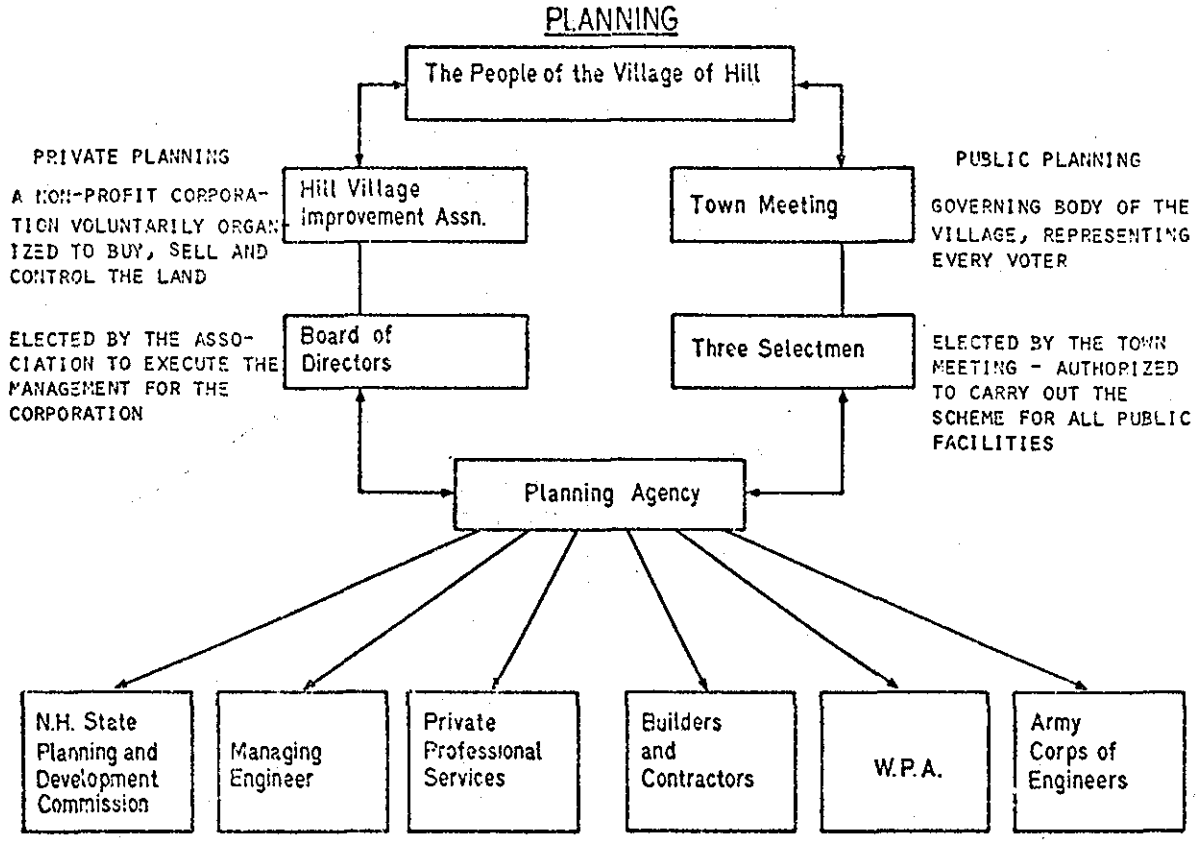


Figure 5.

PLANNING PROCESS FOR THE RELOCATION

the newly appointed director of the State Planning and Development Commission. He had written various publications ("Your Home Town", "A Community Development Handbook", 1939) on strategies for planning small towns. Hill gave him the opportunity to demonstrate all of these techniques at one time. Offering the town a plan provided a goal and direction at a critical time. The planning director conveyed a feeling of real concern and provoked a feeling that the citizens of Hill could survive as a community if they, with their own initiative, decided to reestablish themselves. From the beginning Clark assured the citizens that the only posture that he was going to assume in the relocation was an advisory one. The citizens were going to have to assume the responsibility for moving their town, but he would extend any help that he could through his planning office in Concord.

Clark also served as liaison to other governmental agencies. He made the town aware of its rights and put it in contact with any group or agency which might have been helpful. It was under his direction that the town communicated with the WPA, who eventually roughed out the roads and landscaped the new village, saving the town approximately $82,000 (Official WPA Purchase Numbers 165-1-13-8 and 65-1-13-21111).

Two of the three selectmen elected at the time were under thirty, and were open to new ideas. One was a farmer, whose family dated back to the original settlers of Hill. The other, who was a newcomer in the eyes of the town, had moved to Hill nine years before the intended flood protection project (1931) and had started a crutch factory in the building where the old chair factory had been located. When the relocation was being considered he promised to continue the operation of his small industry. This gave the citizens some sense of security, in that some industrial base would be left in the town.

These two selectmen represented a new leadership in Hill. Until approximately 1931 one man who controlled the economic wealth of Hill had indirectly influenced many of the town's decisions. The "town boss", however, had died, and his partners had sold the business. In other small rural towns the effects of the Depression had dislodged these informal leaders from their positions of power.

Also, the construction engineer for the new village, who had been a member of Clark's office, took the initiative to see that all went according to plan. Whenever there was a way to save the residents a few dollars or to help them with the move, he did so. It was his energy which saw that the town was actually built. Person was also a character with whom the citizens could easily identify - large, burly, industrious, and good-natured; he was able to maintain the momentum and enthusiasm of all the residents who were actively involved with moving to the new village.

The leadership of all these individuals and the trust they were able to elicit from this New England population were critical in

achieving the relocation and formation of a new community. Without their continued support, initiative, and concern for the whole, the residents of Hill may have gone the way of other relocations, disbanding and moving to other towns or areas. However, while these actors were important, the constant individual motivation and perseverance of Hill's citizens during various aspects of the relocation was also instrumental in establishing the new village (e.g., one man cut and cleared the site for the new church in his spare time).

Was Hill an Anomaly - Could it Happen Again?

There were several unplanned incidents that occurred during the relocation period which facilitated the actual reestablishment of Hill. Some of these could be duplicated today. Similar resources could be utilized from the existing governmental milieu of agencies and legislation, approximating the pattern of events that took place in Hill. Other factors which contributed to the making of this situation were probably unique to this one case. The following is an attempt to highlight those elements which characterized the reestablishment of Hill and which might be hard to recreate in another contemporary situation.

Local Factors.

A Crisis Situation - The relocation of Hill residents took place just following severe regional damage from flooding. Residents of Hill were aware of the extreme social and economic costs which downstream residents had suffered. There was an atmosphere that something had to be done to avert future catastrophe. In other words, a significant rationale was presented which was comprehendible by the villagers. They had experienced the fear of flooding themselves.

Leadership - As mentioned earlier, a transition in power had recently occurred in Hill. This permitted the selectmen to have a position of authority and power which may not have been afforded them if the major millowner who previously served as informal town boss had still been present. Also, the selectmen of Hill at this time had the ability to deal with and comprehend the complex issues which they faced and were able to interact effectively with diverse governmental agencies.

A Consensus - Once those individuals who opted to move to the new village had made up their minds, a working concensus was formed, with the primary goal of reestablishing their community. This created a viable group that was capable of making rapid decisions, or, when necessary, abdicating that responsibility to the selectmen. Any decentralized planning process is able to function more smoothly with an operational concensus.

Economic Base - In this specific incident, enough economic base was carried from the old village to the new to provide residents

with employment. Two small industries remained, the crutch factory and the needle factory. Some people worked in community services and others commuted to nearby urban centers.

Cooperation Between Individual Residents - The reestablishment of Hill was a community effort. It was not a case in which each individual moved onto a purchased lot in a new model community and created a separate life style. Rather, everyone worked together to achieve a common goal (e.g., 30 people turned up one day to paint the new town hall). The community as a whole had conceptualized a goal which could not be realized until each participant had been resettled in the new village.

Lots Reasonably Priced - The price of $150 to $250 for a half-acre lot with sidewalks, streets, water, and fire hydrants was reasonable, even by 1940 standards. Most of those who desired to move to the new village could afford this price. Also, a large percentage of renters could secure the capital to purchase a lot and dig a cellar, and thus receive financing for their houses from the bank in Concord.

Avoided Land Speculation - By buying options on all three possible sites for the new village, the selectmen deterred the involvement of speculators. Also, placing stipulations which required construction to begin within a year on the purchase of lots from the Hill Village Improvement Association restricted speculation.

Formation of a Non-Profit Corporation for Land Transactions - The Hill Village Improvement Association handled all land transactions in the new village. This served several functions: (1) It prevented land speculation; (2) It separated dealings in the private sector from those in the public sector; and (3) The Board of Directors provided positions for greater direct involvement for seven citizens.

Utilization of Old Building Materials - The resourceful New Englanders who reestablished their community made full use of all available materials - doors, windows, siding, etc. - from the old village. These materials could be secured by simply purchasing a house in the old village. The resale price for the Corps of Engineers was a nominal sum.

Cooperation of Concord Banks - Local banks in Franklin and Bristol were unwilling to take any more mortgages from Hill residents. This reluctance of local banks to provide mortgage money for the Hill relocation was due to the fact that they were unwilling to commit a large proportion of their assets to such a project which appeared to involve above average risk. The banks in Concord, however, were willing to give mortgages to any individual who could purchase a lot and dig a cellar.

Ability to Wait for Greater Compensation for Town Property - Securing a $50,000 loan allowed the town the flexibility to negotiate and "horse trade" with the Corps of Engineers for the value of town property and buildings. The objective of the town was to receive the entire replacement value for the new village. The final outcome was decided in court nine years after the relocation. In the court's decision, the town ended up receiving equivalently less than the original settlement ($55,000) offered them in 1940. (See Financial Analysis).

State Involvement.

The State Planning and Development Commission - The Commission supplied planners, consultants, construction engineers, procedural information, and information about funding sources. As mentioned earlier, this state office was the primary mover and coordinator of the relocation, and, to a large extent, was responsible for the creation of the new community.

Lending Rate Increase - The state, via the Governor and Council, extended the lending rate of the town beyond the 3% of total town value limit. The state also helped secure the low interest rate loan from Boston banks for rebuilding town property by insuring the note.

Payment of Lost Tax Value - All real property which was taken by the Corps of Engineers was carried on the town's tax roster with tax reimbursement coming from the state in perpetuity for lost land values, and at a depreciating rate of 2.5% per year for forty years for buildings.

A New State Highway - At the same time that reestablishment was being considered by the Hill residents, a new highway was being constructed. This gave the town a major access road for a new village site. It also provided the availability of a contractor to do the finish work on the town road. Because he was already working in the area, the cost to the town was reduced.

Federal Involvement.

The WPA Built Roads and Cleared Land - The WPA's primary involvement was to clear the land and rough out the roads ($72,000 Purchase Number 165-1-13-8) and later to come back and landscape the new village ($10,000 Purchase Number 65-1-13-2111). This came to an $82,000 saving for the town.

Corps of Engineers - Public hearings and managing of the transfer properties were the responsibility of the Corps of Engineers. They also hired a subcontractor to move the town's cemeteries. Although many of the elements which contributed to the reestablishment of this town could be duplicated under today's relocation legislation, other factors presented here should be seen as possible alternatives or strategies to be considered whenever a

town might be threatened by a water project. In this case study, several events occurred simultaneously which were not pre-planned. The pieces of the puzzle seemed to fall into place without a comprehensive model for the relocation procedure. It took a great deal of coordination and awareness on the part of Hill's citizens and state planners; there was no federal program which outlined the events and scenarios of this relocation. Perhaps in the future a similar set of circumstances can be intentionally created by the Corps of Engineers and serve as an alternative that can be offered to individuals who must confront relocation.

Costs and Benefits

The effects of relocation on the residents of Hill must be differentiated among four impacted populations: (1) home owners; (2) renters who moved to the new village; (3) renters who could not purchase a lot and had to leave; and (4) older people who could not expend the effort to move, even though they had owned their own homes. No equation which numerically weighs costs and benefits is presented. (See Financial Analysis at back, for monetary benefits to the community as a whole). Rather, an enumeration of outcomes and those populations who benefited or lost as a result of the move will be summarized. It must be noted that many of the benefits which accrued from this move were an indirect result of the Corps of Engineers involvement with the project.

Community and Regional Benefits.

It is generally difficult to scientifically document all the regional and community impacts of a relocation project. However, the major regional benefits appear to be:

1. The primary and overall value of the project was the flood protection that downstream residents received.

2. Construction work for men in the area was provided by the project for a three-year duration.

3. If the reservoir were kept full, recreational and water storage amenities sould be created.

The major community benefits appear to be:

1. The water system in Hill's old village was inadequate to meet the needs of the community. The relocation provided both the impetus and some funding to replace it in the new village. The new water system had a capacity which was large enough to handle the town's future growth.

2. Total street length was shortened in the new village, reducing maintenance and snow ploughing costs to the town.

3. Fire insurance rates were reduced in the new village because of the placement of fire hydrants.

4. No major highways passed through the town, reducing noise and traffic and adding to the safety in the community. (The main street in the old village had been a state highway).

5. Each lot in the new village backed up to an area of open space. Also, the entire community had a greenbelt surrounding it.

6. The homes which were built in the new village were better equipped with modern conveniences.

7. This type of relocation - reestablishment - permitted the members of the community to remain together as a unit. They did not have to abandon old friendships and relationships.

8. The desire to reestablish the town brought citizens more closely together than they had been previously. Strong bonds and a new sense of community identity was established. Also, a degree of town pride was fostered by the relocation in that citizens could sit back and see what they had accomplished. It should be noted that this reaction, like several others, is typical during the aftermath of any disaster.[1] Thus, this result is not necessarily caused by good planning, but is characteristic of crisis situations.

9. Hill had become an "owners" community. Since there were only new individual residences, no rental properties were available. This added a degree of homogeneity to the new community.

10. Before the relocation, there was no zoning or land use planning in Hill. With the input of the State Planning and Development Commission, the new community adopted zoning ordinances, setback requirements, a master plan, minimum home valuation, deed restrictions, and provisions to reduce land speculation. All of these provided a plan to keep the scenic and rural qualities of life alive in the community.

11. There was adequate and available land for gardening in the new village, an important pastime and economic cushion for many rural New Englanders.

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[1]For a description of typical reactions see Endeleman, Robert., Reactions to disaster: Psychosocial dynamics in disaster, in Personality and Social Life, pp. 463-492.

The major individual benefits appear to be:

1. Hill's relocation created the opportunity for several individuals who had rented in the old village to become home owners in the new village.

2. Home owners in the old village were able to purchase new homes in the new village with the settlement they had received from the Corps of Engineers.

3. The tax reimbursements provided by the state have kept property tax rates down.

The major regional costs appear to be:

1. The overall construction cost, tax reimbursement, land acquisition, and maintenance costs.

2. The loss of an unobstructed flowing river.

3. Environmental deterioration to the dry-bed reservoir area from periodic inundation.

The major community costs appear to be:

1. The rich bottom land of Hill along the Pemigewasset River was particularly scenic. The river gently meandered along the old village with hills rising from the valley floor. It was obvious that the original settlers had the choicest valley land to settle on.

2. Loss of economic base was perhaps the greatest cost to the community. The dowel factory moved away, and the stores, shops, restaurants, etc., were lost during this move. Only one general store remained. (See Trend Analysis).

3. A secondary cost resulting from the loss of private businesses was the fact that several people who had found employment in town now had to look in nearby communities for work and commute daily.

4. The loss of population not only took away some of the town's tax base, but also some diversity in the social and age structure.

5. Moving to the new village made the river less accessible to townspeople for recreational purposes.

6. The area of the reservoir was not well maintained or patroled. Vagrants have found the area a comfortable stopping spot. This had intimidated many residents who might have other wise made use of the area.

7. The town was in debt for a number of years, although much of this was cancelled by the final settlement with the Corps of Engineers (1949) and by the tax reimbursement from the state.

8. The loss of rental property made access to the community more difficult for individuals of a particular socio-economic status.

The major individual costs appear to be:

1. Hill was an old community. Many of the residents who lived in Hill at the time of relocation were descendants of the original settlers. The trauma of leaving the homes in which they had grown up was severe for many.

2. Several of the older residents in the community left even though they had the capital to build another house. The effort required to start over in an undeveloped community was too difficult for the elderly population.

3. A few members of the younger population, mostly renters, left town because they could not afford the price of a lot in the new village.

4. Others left town because they felt that the community was no longer viable or economically sound. Others moved to their place of employment.

5. Many townspeople felt resentment toward the government for not providing adequate funds and procedures to help those who wished to stay in the community but had to leave because of lack of assistance.

6. The cost of moving was absorbed by the townspeople. (Today provisions are made to cover these costs).

7. "Horse trading," or "dickering", in New England slang, resulted in a loss by some owners. Those who went to court generally received fair market value or better for their property.

8. Some individuals had to use savings, sell insurance policies, etc., to afford the move to the new village. This created a degree of economic instability for these individuals, by forfeiting their economic securities.

Financial Analysis

This section will discuss the financial impact of the relocation on the public and private sectors in Hill.

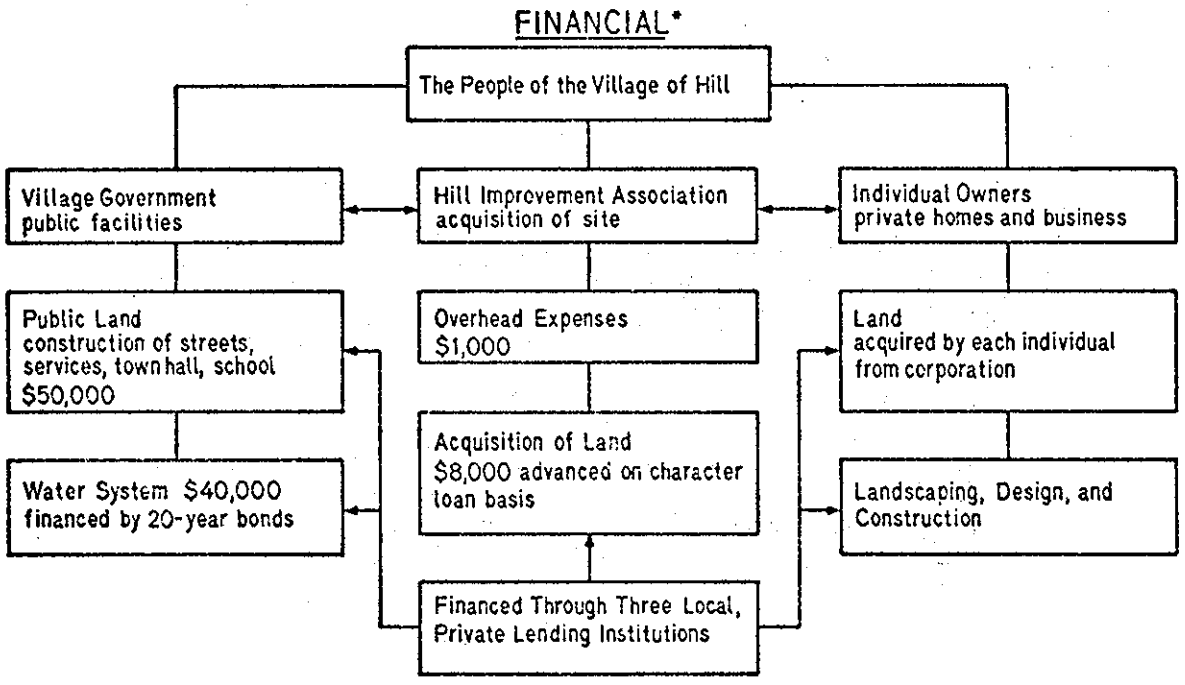
Public Sector.

The relocation of Hill Village created a two-sided financial problem for town officials. The Town of Hill needed a large sum of money to finance the reconstruction of town facilities and, at the same time, the town's property tax base of $616,000 in 1940 was being reduced by nearly 30%.

The major sources of capital funds for reconstruction of the town's public facilities came from loans and the U.S. Government payments for facilities taken in the old village, however, the inability of town officials and the Corps of Engineers to reach a settlement regarding the compensation for public facilities delayed the final payment of $60,000 for nine years. Consequently, the town had to use borrowed capital to finance the reconstruction. Because the capital needs for the reestablishment of Hill would exceed the town's debt limitation permitted by state law, the State Legislature, upon request of the town's selectmen, agreed to raise the debt limitations for Hill. (See Illustration next page).

Besides the problems of financing the new village, the residents were concerned about the cost of maintaining and operating the town. If the town did not find an alternative source of revenue for the taxes lost on property taken by the federal government, the tax burden on the remaining property would increase substantially. Again the town officials turned to the State Legislature for assistance. They argued that those who benefited from flood protection should help compensate the tax payers who would be burdened by the taking property off the tax rolls in Hill. The legislature agreed and passed legislation which provided state revenues to offset the tax base which would be lost on town lands taken by the U.S. Government.

Government Payments for Public Property Taken in Old Hill Village - In 1940, the U.S. Government offered the Town of Hill $55,000 for the public facilities in the old village; however, town officials thought the payment should be approximately $100,000, or the replacement cost of all town facilities, and rejected this offer. In 1941, the town accepted $80.00 from the U.S. Government to pay for a new cemetery site. The Corps of Engineers paid for the contractor who moved the graves to the new cemetery site. In 1942, the Hill School District received $9,000 for the old school. In the same year men accepted $8,300 for the old town hall, old store house, and a water main to the chair factory; however, no agreement could be reached regarding the compensation for streets, sidewalks, bridges and a water system. The town reports indicated that the selectmen were asking for an additional $82,000 for these facilities. The claim of the Town of Hill against the federal govnernment was finally settled by the court in 1949 for an amount of $60,000. far short of the town's desired figure.



* SOLOW, ANATOLE, HILL, N. H. RECREATED - A PRECEDENT FOR PLANNERS, ARCHITECTURAL RECORD, NOVEMBER, 1941, PP. 46,47

Figure 6.

FINANCING OF THE NEW VILLAGE

The total payment for all public facilities received by the Town of Hill and the Hill School District by 1949 was $77,380; however, the real value of the payment in terms of 1940 dollars was considerably less. The town lost interest on $60,000 for nine years and inflation reduced the purchasing power during this period. If one assumes that the opportunity cost of capital and inflation together amount to about 4% per year during these nine years, the discounted 1940 real value of the $77,380 was only about $58,560. Furthermore, considering that legal fees for the court settlement were $7,934 in 1949, the discounted value of government payments was reduced to $53,013, in comparison to the $55,000 originally offered by the U.S. Government in 1940. Clearly, court costs, inflation and interest payments are important considerations for any town officials faced with a relocation proposal.

Private Financing - The State of New Hampshire agreed to arrange for a $50,000 loan for the Town of Hill in 1940 at 1% annual interest. The proceeds of this loan were used to purchase land, build streets and sidewalks, and construct public buildings. In 1942, the town paid $8,000 toward the note's principal and gave the State an additional $5,400 for interest on the note. This note was retired in 1949 when the Town received the final settlement for property in the old village.

The water system was financed with a $40,000 bond issued for twenty years in 1940 at an annual interest charge of 2.5%. During the first three years, the water account had to borrow funds to make interest and principal payment on the bonds because the final settlement had not been received from the federal government and current user fees were not received until the system was completed in 1942. Twenty years after the move the final payment was made on the water bonds, thereby terminating the payments associated with the move to the new village.

The new school was financed with funds received for the old school and about $2,000 from local tax revenues.

Expenditures for Public Facilities in the New Village - The total construction cost of buildings and facilities in the new village was approximately $102,000. The major items of cost were the purchase of land, the construction of a new street and sidewalks, a new water system, and a new town hall and school. The distribution of expenditures among the town, water account and school district were:

Town	$50,800
School	11,000
Water Account. . .	40,000
Total	$101,800

Most of this expenditure occurred in 1940 and 1941. Major expenditures in 1940 included: Town hall construction - $11,337; streets and sidewalks - $18,790; land for streets, parks and

Table 1.

PAYMENTS RECEIVED FROM U.S. GOVERNMENT FOR PROPERTY TAKEN IN OLD VILLAGE

YEAR	ITEM	AMOUNT	1940* DISCOUNTED VALUE
1941	Reimbursement for cost of new cemetary site	$ 80.00	$ 76.92
1941	Sale of Old School	9,000.00	8,653.50
1942	Sale of Old Storehouse	2,650.00	2,450.19
1942	Sale of Old Town Hall	5,600.00	5,177.76
1942	Sale of Water Main from Street to Chair Factory	50.00	46.23
1949	Government Settlement	60,000.00	42,156.00
	TOTAL	$77,380.00	$58,560.60

*Discounted at 4 percent.
Source: Town reports, Town of Hill, New Hampshire, selected years 1941 to 1949.

playgrounds - $5,000; WPA Project - $4,014; school - $11,000; water account - $26,574. In 1941, the town paid an additional $6,200 on the WPA project for street and sidewalk improvements, and $12,729 for the water system. By the end of 1942, most of the reconstruction was completed.

Besides the construction costs paid by the Town of Hill, the U.S. government's WPA project expended another $85,000 for construction of streets, sidewalks and landscaping for the new village. Therefore, the total cost of reconstructing public facilities in the new village was close to $187,000.

State Revenue Subsidies to Offset Loss of Tax Revenues - Approximately $230,000 of assessed property was purchased by the Army Corps of Engineers in the Town of Hill. This represented about 30% of the assessed taxable property in Hill in 1940. In accordance with state legislation that had been passed to give assistance to towns that lost their property tax base for flood control purposes, the State of New Hampshire compensated the town of Hill for its lost revenues. By 1942, the state was paying Hill $5,631 for lost taxes. As the Corps completed land purchases, the state payment rose to about $6,800 in 1943. Although the state payments were originally scheduled to be reduced or terminated after three years, subsequent legislation made provisions for continued state payment to Hill.

In 1955, the State and Hill established an inventory valuation of $257,700 for tax calculations on the land taken for flood control. Of this amount, $53,515 was for land and $204,185 was for buildings. It was further agreed that the $204,185 for buildings would be depreciated 2.5% ($5,104.62) per year for forty years. State payments would be determined by multiplying the undepreciated value of land and buildings by the current tax rate. Since the tax rate has been increasing faster than the rate of depreciation, state payments have increased over time. Annual payments increased from $11,608 in 1960 to $31,484 in 1976, while total state payments for lost taxes have amounted to approximately one-half million dollars in the period 1940-1977. (See Appendix B).

While some would say that the town may not have received adequate compensation for its public facilities, most would have to agree that Hill received very adequate compensation for its loss of tax base. In fact, about one-half of the lost tax base was returned to the tax books by 1942. But Hill continued to receive full compensation for this loss until 1955. The state payments enabled Hill to stabilize its tax rate at $30.00 per $1,000 of assessed property valuation for nearly seven years after the relocation. The state's payment of taxes for buildings in the old village, which were nearly all replaced in the new village by 1950, was like adding another $200,000 to the town's tax base. The compensation from the state certainly eased the financial burden of the relocation and the members of the new community.

Private Sector.

The Corps of Engineers, as mentioned earlier, paid $230,000 for private property taken in Hill for the Franklin Falls Flood Control Project. In many cases, the compensation for homes in the old Hill village was insufficient to cover the cost of a new home. Furthermore, renters in the old village received no compensation.

The local banks in Franklin and Bristol, New Hampshire, were not interested in financing the large number of homes that would be constructed in the new village. Fortunately, the First National Bank of Concord, New Hampshire, offered to provide mortgage money to any home builder in Hill who owned his lot and had a cellar hole dug. With one-half acre lots selling for $150 to $250 and the cost of digging a cellar hole running about $15, the majority of the residents were able to qualify for mortgages. Some residents cashed in insurance policies or dug deep into their savings to raise the initial investment.

The Merrimack County Registry of Deeds indicated that mortgages had been issued for 36 properties in the new village by 1942, for a total of $90,800. The mortgages ranged in size from $500 to $4,900, with an average of about $2,400. By 1942, ten former renters secured mortgages for homes in the new village. The Hill home buyers, who borrowed money from the Concord bank, established a good record of repayment. None of the homes had to be repossessed.

TREND ANALYSIS

The preceding narrative was an attempt to focus on the central themes and scenarios which took place before relocation, during the move and construction, and just after reestablishment. In order to ascertain the social and economic impacts of the relocation, specific indicator variables were selected to examine various dimensions of the community over time. (See Appendix K). While the narrative emphasized the techniques, strategies, and events which surrounded the relocation, the trend analysis takes a telescopic perspective of any changes in the community throughout its history as seen via these indicator variables.

Two neighboring towns, which were approximately the same size as Hill prior to the relocation and were not directly affected by the flood project, were selected to use as control communities. This was to determine whether Hill evolved along the same path as these other communities, or whether the relocation sent the town off in another direction completely. In other words, do the changes which Hill has seen in the past fifty years reflect the relocation or are they consistent with the changes which have occurred in the region?

To measure how parallel the trends in each town are to the other's, correlations and significance levels were computed. Since this is a linear comparison, fluctuations were averaged out and the overall trends are illustrated.

In order to determine whether there was a significant change in Hill as a result of the relocation, the trends in Hill were compared to a quadratic equation. If there was a significant fit to the quadratic shape, it might be said that there was a significant change along the indicator at some point in time.

Generally, this is what appeared. Hill and the other two towns would be following similar trends before relocation. During relocation there would be a sudden change in Hill along social and economic indicators (and hence the non-linear shape of Hill's trends). And finally, Hill would recover and come back on track with the two control communities.

The relocation of Hill had an accelerating effect on trends which seemed to be occurring in other towns in the region. This is a very powerful statement because what it basically illustrates is that Hill did receive serious impacts from the relocation; however, within a short period of time the village had regained the same posture as the other towns. The effects had been ameliorated.

Thus, two types of relationships are described: (1) the overall trends of the three towns and comparisons among them; and (2) the elucidation of any points where Hill radically diverges

the other two communities.[1]

Town Population

In some respects population growth or decline is a good measure of change within a community. From 1800 to 1840 the population of rural communities of New Hampshire increased as a result of growing agriculture. Sheep raising at that time was big business - 600,000 head were reported in 1800 in New Hampshire.

Hill's population, as computed from 1840, illustrates a general downward trend over time with a recent resurgence of growth (a general linear trend had a coefficient of $r = -.8108$, $p \leq .05$). Regional or national effects can be seen here. A downward trend begins just after the New England industrial revolution which stimulated a massive rural-urban migration. The textile industry and mills began to slowly emerge in urban areas of New England in the 1820's. This had the effect of pulling population away from the small villages. Also, the western lands were opened during the 1880's, which brought a decline to the agriculture population as individuals competed for prime western agricultural lands.

The population trends of the other towns are significantly correlated to Hill ($p \leq .05$) and represent the same rural-urban migration and agricultural decline.

A fluctuation in population size at the time of relocation does appear in Hill, but, given the many vicissitudes over this duration of time, it is not significant considering the overall variation of Hill's population over the past 170 years.

Entering and Exiting

Figure 8 illustrates the total number of resident property owners either leaving or entering Hill at any point in time.[2] It serves as an indicator of the town's social stability. Major shifts either in terms of numbers leaving or entering at any time would demonstrate some degree of instability. Generally, the rate of people entering Hill has been greater than the rate of exits. Both have followed similar trends. However, since 1954 the number of people entering and building new homes is slightly higher than those leaving. But the overall trend after this date was fairly constant.

At the time just prior to relocation (1939), there were no newcomers. In 1940, the year of relocation, there was a large

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[1] As used in the preceeding analysis, a "p" value describes the probability of an event happening by chance alone. The smaller the "p" value, on a scale from 0 to 1, the more certain it is that the events did not happen by chance alone.

[2] Source: Hill Town Reports.

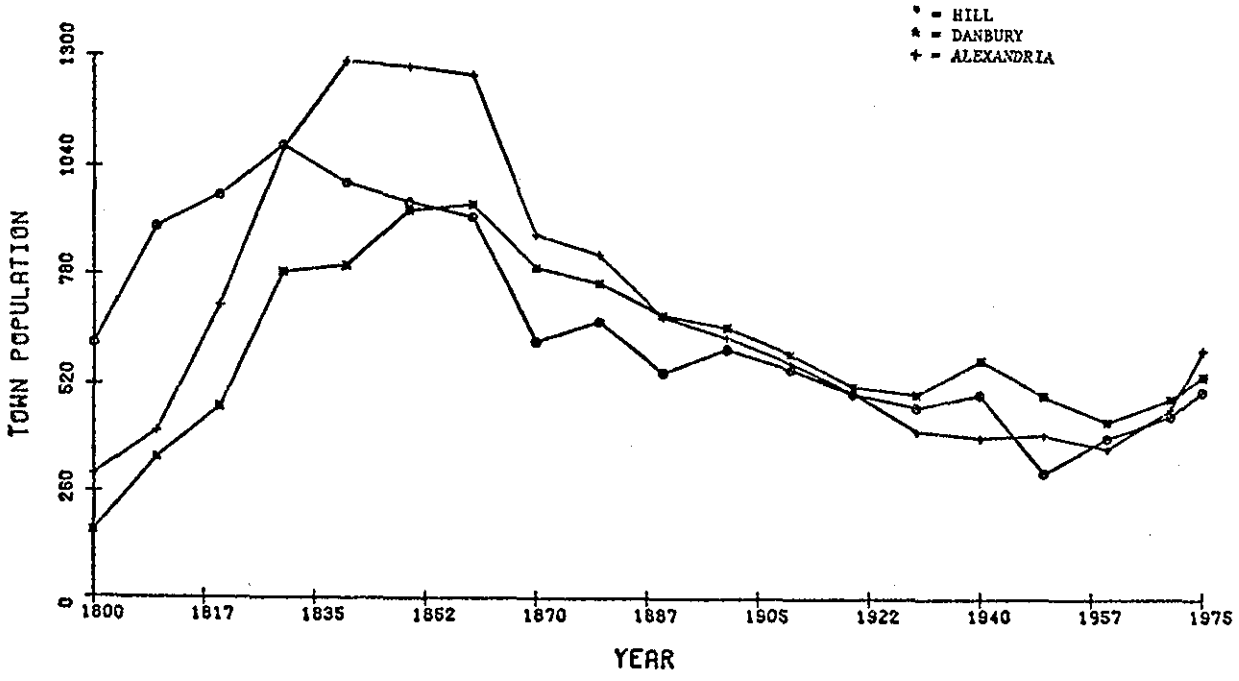

Figure 7.

POPULATION TRENDS FOR HILL, DANBURY, AND ALEXANDRIA - 1800-1975

exodus (of approximately twenty-two families, or 25% of the old village). After relocation and during the war years very few people came or went. The large increase in people moving to town in the late 1940's may consist of those who intended to move to Hill but could not during the war years.

Small Businesses

The number of small businesses reflects both economic stability and diversity in a small community. Figure 9 illustrates the trend in the number of small businesses in Hill, Danbury and Alexandria between 1925 and 1973.[1] As mentioned in the narrative, Hill in the pre-relocation period had several small industries and numerous small private enterprises (hotel, restaurant, drug store, butcher, etc.). After relocation, only one general store, a garage, and a couple of small industries remained.

A significant quadratic relationship ($p \leq .0093$) reflects the deviance from a linear trend pointing to the sudden downward arch at relocation. However, this is another case in which an already existing regional trend, the decline of small businesses, was accelerated in Hill by the relocation. An extremely high negative correlation between small businesses in Hill and time for Hill ($r = -.9035$ and $p \leq .05$) indicates the fate of the small town business. The decrement in small businesses in the other two communities were closely related to the trends in Hill (Danbury where $r = .9145$ and $p \leq .05$, and Alexandria where $r = .4647$ and $p \leq .05$).

There are many reasons for this continued loss of small town businesses. Certainly the Depression years drove many to extinction. In later years, the popularization of the automobile and centralized shopping in larger metropolitan areas have also had their impacts. Small towns have become more dependent on nearby large communities to meet their everyday needs for commercial goods.

Property Tax

This indicator was included to determine whether the relocation was associated with an increase in the town's tax rates. A rate increase would have been an additional indirect cost to all property owners in Hill. Figure 10 illustrates the trend in property tax rate in Hill, Danbury and Alexandria between 1925 and 1973[2]. The flatness of the trend during the relocation period

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[1]Source: New Hampshire Annual Registers.

[2]Source: Annual Town Reports - Hill, Danbury and Alexandria.

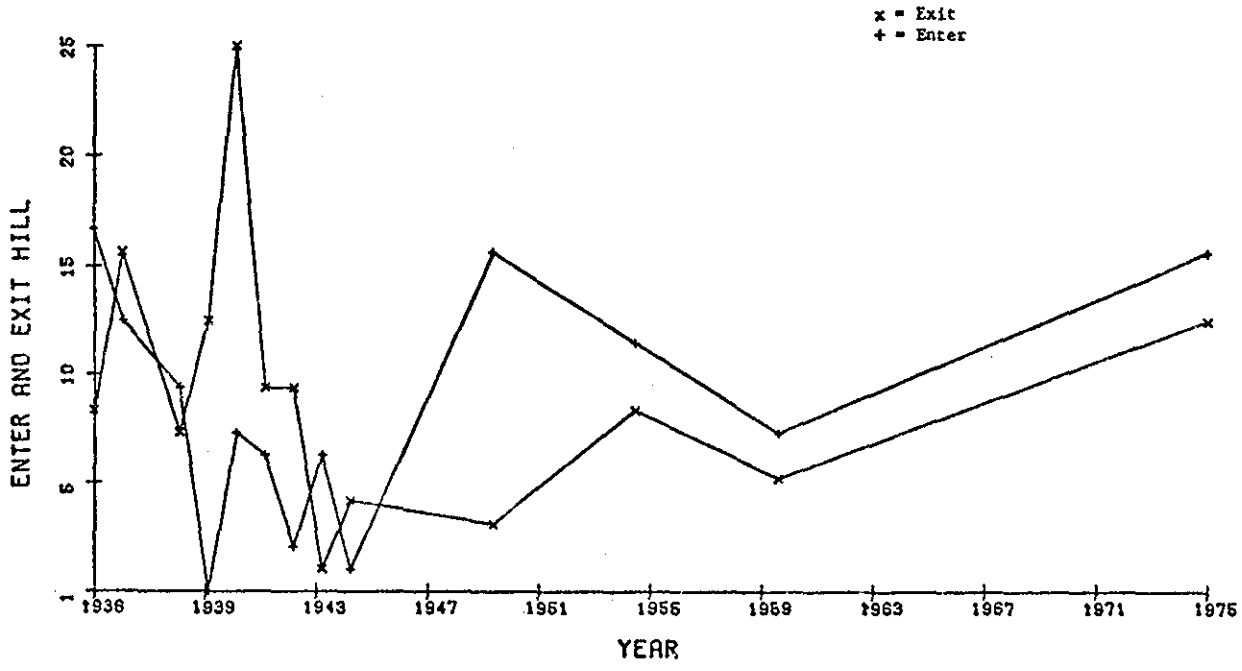

Figure 8.

MIGRATION TRENDS FOR HILL - 1936-1975

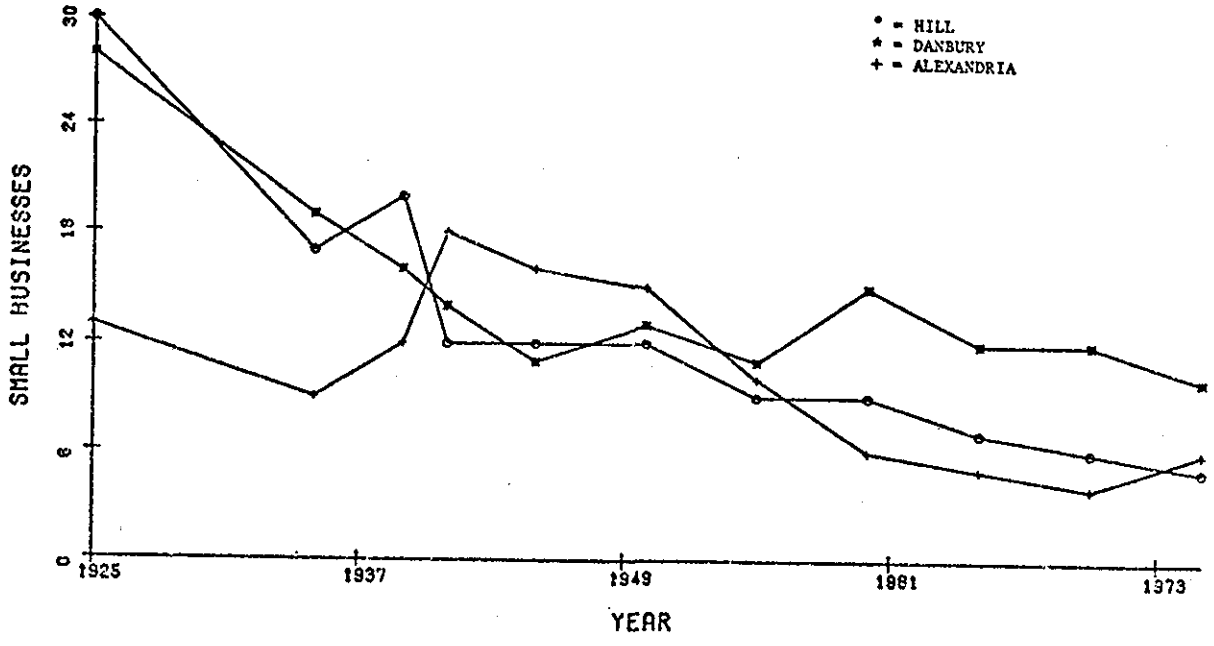

Figure 9.

NUMBER OF SMALL BUSINESSES IN HILL, DANBURY, AND ALEXANDRIA - 1925-1973

shows no abrupt changes. Payment of tax reimbursement by the state for those lands which were inundated offset the additional tax share each individual would have had to pay because of a decrease in population. The tax reimbursements were made possible by funds provided by the Merrimack Valley Flood Control Compact Commission. This Commission received 30% of these funds from the State of New Hampshire and the other 70% from the State of Massachusetts. This reimbursement had the effect of reducing opposition to the relocation by residents who would not be moved by keeping their tax payments constant.

The period after World War II was marked by an inflationary economic trend. The cost of running the town increased and the budget expanded. Homes were, however, being assessed at their original evaluation. The town had to compensate for its increasing expenditures by continually increasing the tax rate on these under-evaluated homes. The increasing tax rate which was applied to town property continued to expand until 1970 when the town was re-evaluated to current market value of the property. This accounts for the sudden drop in the tax rate. Since property had much higher values (as much as 400%), the tax rate which was applied could be much lower.

Meetings

The data for this indicator were collected from the area newspaper which ran a column for Hill and Danbury. All meetings which were announced during March, June, September and December were recorded for both towns. These included town meetings, church socials, grange meetings, etc. The objective was to have some index of social interaction and cohesion. The variability depicted here might be the bias of the reporter from each town and not truly reflect the frequency of meetings.

Figure 11 illustrates the trend in local meetings in Hill and Danbury between 1939 and 1975. Before relocation (1939), both Hill and Danbury had many town gatherings. During relocation both towns show a sharp descent, Hill being considerably greater. For Hill this was probably a result of the moving process. The only social meetings held were those which directly affected the town. Other social interaction became secondary because of the magnitude of the cirsis they faced.

The sudden increase (1942-1947) of the number of meetings in Hill is probably associated with a refound social cohesion as a reaction to the relocation. Danbury remained constant during this period.

From 1949 on, both towns have been characterized by a downward trend. As was the case with small businesses, this may reflect the increasing movement toward a centralization of shopping and entertainment in larger towns (movies, bowling, etc.). The decline ladies' sewing club, the Orthos class, and other church-oriented organizations are examples of reduced social group interactions.

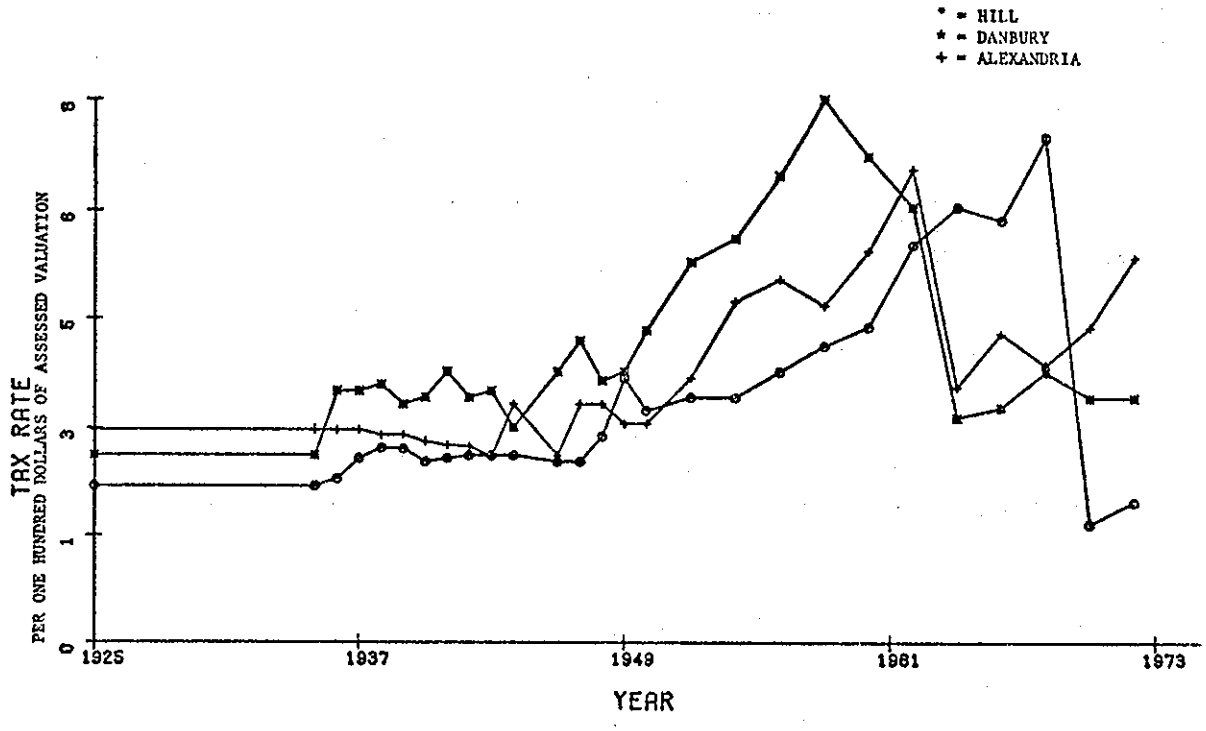

Figure 10.

PROPERTY TAX RATE - HILL, DANBURY, AND ALEXANDRIA - 1925-1973

Also, the decline of small town interaction may reflect the introduction of the television into American society.

Assessed Value of Real and Personal Property

The town inventory is the total assessed value of all private properties, buildings and lands. It is computed to determine the value of property against which the tax rate is applied.

Figure 12 shows the trend in the assessed value of real and personal property in Hill, Danbury and Alexandria between 1925 and 1973[1]. All three towns remain parallel until the 1960's and early 1970's, when they underwent a reevaluation of private property to its current market value. Since these values had not been reassessed for several decades, the increases were extreme. A quadratic fit in this case was significant for each town. Again this depicts the use of a non-linear description which can illustrate radical departures from previous trends. In this particular case the major change does not occur during relocation, but rather is a change which affected all three towns in more recent years.

What is of interest here is that Hill did not decrease in value even though it lost approximately 22 families from its tax rolls at the time of relocation. This is attributed to the fact that to receive reimbursement from the state, the town recorded those lands which were inundated by the reservoir as part of their tax rolls, along with the properties in the new village and surrounding area.

Valuation of Town Property

A town's property is the assessed value of all real property which is owned by the town - land, buildings, roads, et cetera.

Figure 13 illustrates the trend in town property valuation in Hill, Danbury and Alexandria between 1925 and 1973[2]. Hill has increased in overall value throughout time ($p \leq .05$). This general increase in town evaluation is reflected in both of the control communities ($p \leq .05$) indicating a regional change. Items which might contribute to this increase are fire equipment, new buildings, roads, library furnishings, et cetera.

Notice the radical upward trend in the town evaluation during the relocation period in Hill. The significant quadratic fit ($p \leq .014$) reflects this shift. This change resulted from carrying the value of the old water system, roads, etc., on the town's books along with the new properties acquired in the new village.

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[1]Source: Annual Town Reports - Hill, Danbury and Alexandria.

[2]Source: Annual Town Reports - Hill, Danbury and Alexandria.

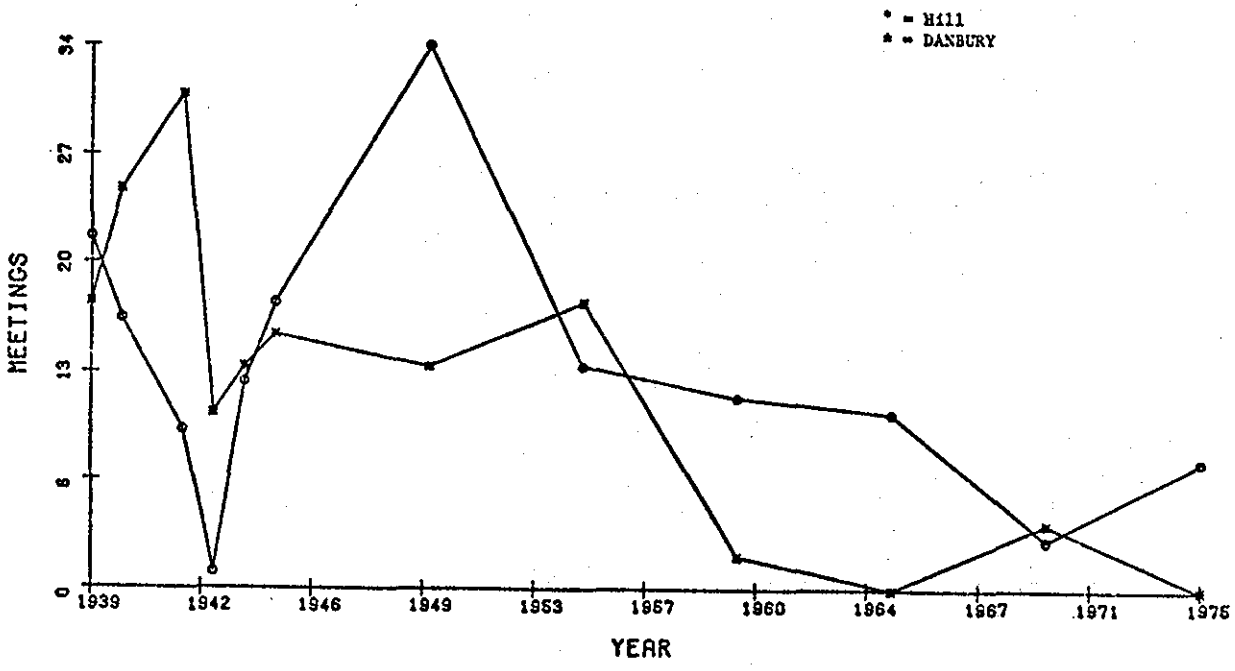


Figure 11

NUMBER OF MEETINGS HELD IN HILL AND DANBURY - 1939-1975

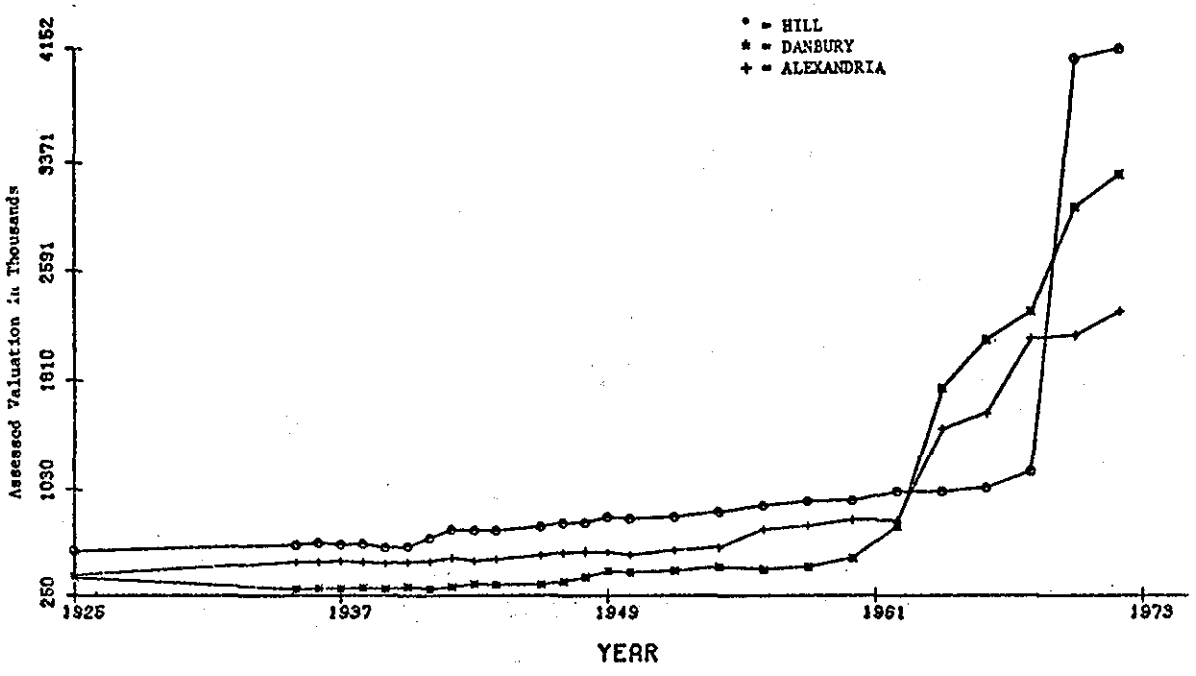


Figure 12.

ASSESSED VALUE OF REAL AND PERSONAL PROPERTY FOR HILL, DANBURY, AND ALEXANDRIA - 1925-1973

The other two towns also contained similar quadratic trends: Alexandria, where $p < .01$, and Danbury, where $p < .001$. The trends in these two towns were nearly parallel. With respect to the actual linear increase of slope, all three towns are similar. That is, Hill increased at a rate similar to the other towns after the radical increase during relocation.

Seasonal Homes

This designation refers to seasonal residents who have built second homes in Hill or the other two towns. The entire Lakes region of New Hampshire has seen in recent years extraordinary increases in seasonal residents. Sanbornton, directly across the river from Hill, was the center of a Supreme Court case (Steel Hill Development Corporation v. Town of Sanbornton, 469 F 2nd 956 (First Circuit) 1972), involving minimum lot size (six acres) zoning to restrict growth and the rampant expansion of seasonal home building.

The proportion of second homes in a town may be an indication of social cohesion or characterize general change which would accompany the growth of a population without roots in the community. The rapid increase of second homes is typical of this region.

In Hill today only a quarter of the homes are seasonal, while in the other two towns nearly half are seasonal. The variation is not due to different amounts of water front land. All three towns only have a small fraction of a mile of shoreline. Since the time of relocation Hill has had a zoning ordinance, a planning board, and subdivision regulations which require a three-acre minimum lot size for any development outside the immediate village area. The two control communities have not adopted controls for development beyond subdivision regulations which simply specify street widths, sewage disposal requirements, etc.

In 1973, investors wanted to begin construction on a 300-unit subdivision in Hill - Ragged Mountain Development. However, before they could obtain financing, the bank required the approval and support of the town's selectmen. The selectmen refused and the development was thwarted.

Occupational Stratification

Reliable census data for this breakdown could only be located for three time periods, 1935, 1960, and 1970 (See Table 2). The most striking changes occurred between the farming and industrial sectors. Practically the entire 1940 farm worker population had become industrial workers by 1960. The increase in the number of industrial managers reflects a move of professional types to Hill for its small town amenities, while the townspeople commute to larger neighboring cities for work.

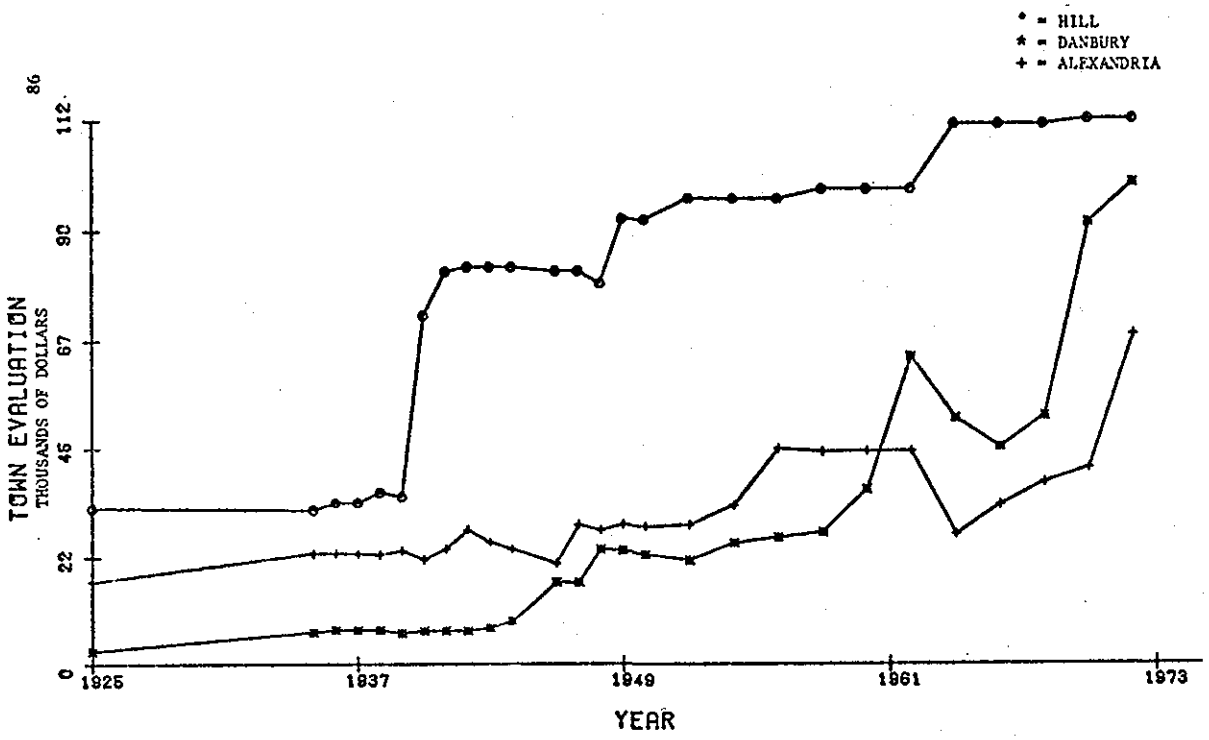


Figure 13.

VALUATION OF TOWN PROPERTY FOR HILL, DANBURY, AND ALEXANDRIA - 1925-1973

While it is not clearly depicted here, the relocation increased the number of those who had to commute from Hill to find employment. This was caused by two regional factors: A decrease in the number of businesses (See Small Business Trends) and a similar decrease in farming (See Agricultural Trends). The dependence on larger urban areas for employment had grown. In 1945, after the reestablishment of Hill, approximately 33% of the non-retired working household heads commuted to work. By 1970, approximately half the working population commuted outside of the county to work, and a large proportion of the remainder commuted to other towns within the county. In the eyes of some, Hill had become a "bedroom community".

Table 2.

HILL'S OCCUPATIONAL STRATIFICATION

Occupations	1935	1960	1970
Farmers	39	4	6
Industrial	25	74	72
Industrial Managers	3	4	22
Business Operators	12	4	9
Business Workers	14	19	15
Public Positions	6	6	4
Other	-	8	4
Totals	99	119	132

Agricultural Trends

Continuous data for the amount of land area in farms was unobtainable partially because of the changing definition of what is or what is not considered a farm. In a study done by the University of New Hampshire Agricultural Experiment Station, published in 1958, the number of roughage-consuming livestock in Hill was compared to other towns in the area[1]. Since the area is dedicated primarily to dairy farming, any change in the number of animals would be an indicator of changing land use patterns. Figure 14 depicts a decreasing trend for both Hill and the region.

According to census data the rate of decline in New England farm land has increased each year. During the late 1800's, there

[1]George B. Rogers, Effects of Flood Control Projects on Agriculture. Station Bulletin 449. April, 1958.

were more than 200,000 farms in New England on more than 20 million acres. As of 1973, there were only 27,000 farms on less than five million acres.

During the relocation period, the number decline in the roughage-consuming livestock was more pronounced but tended to follow the same general trend exhibited in the adjacent non-reservoir towns.

Conclusions

In considering the preceding trend analysis, three patterns appear:

1. A radical change along some social and economic indicators at the time of relocation was generally an accelerator phenomenon. That is, while Hill suffered some severe damage (i.e., small businesses) within a short period after relocation it was again parallel or equal to other communities in the area. It might be questionable whether this same decline and equalization pattern would be repeated today since the trends in the 1940's reflected a national cultural evolution in the shape of small communities.

2. There was surprisingly little or no change along some indicators where change would be expected. This points to the town's ability to ameliorate certain negative effects by the strategies which were employed in their reestablishment of Hill. For example, the state reimbursement for tax lands kept the tax rate constant throughout the relocation and the proceeding years. In fact it remained below the other towns.

3. Abrupt changes did occur during other periods besides relocation. These changes generally represented regional trends as in the case of assessed value of real and personal property which showed a rapid increase in all three towns. This was caused by a reassessment of the villages at approximately the same time and was not precipitated by the relocation.

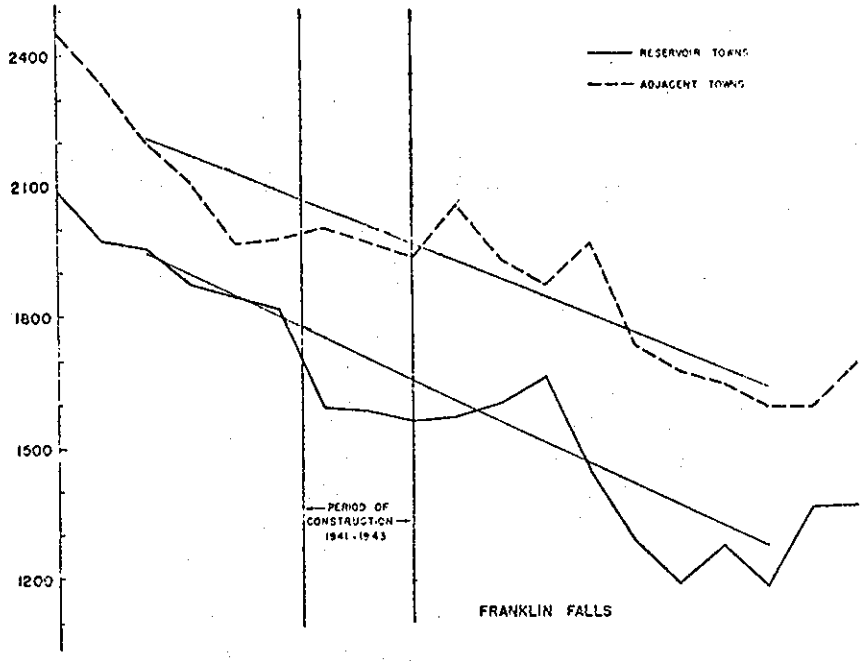


Figure 14.

NUMBER OF TAXABLE ROUGHAGE-CONSUMING LIVESTOCK, 1935-53, IN FRANKLIN FALLS AREA

SURVEY

The trend analysis described the changes of Hill over time along specific social and economic parameters. They present an evaluation of the town and the possible impacts and effects of a relocation. While these data illustrate the changes in the community's structure, they do not, however, reflect the attitudes of the people toward the relocation process and their community today. Archival data was presented in the general narrative section of this report which illustrated some of the sentiments held by individuals at the time of relocation, but does not express the present attitudes of the relocated population.

A questionnaire was developed to secure information about attitudes of the current population of Hill. The major objective was to determine the attitude of Hill residents toward their community and its relocation. The survey questionnaire was designed to determine the attitudes of the people of Hill about their community along the following dimensions:

What do they think about their town services?
How well integrated into the community or anomic are they?
What do they feel about dam building and relocation?
How do they generally perceive their neighborhood and community?
Current demographic data.

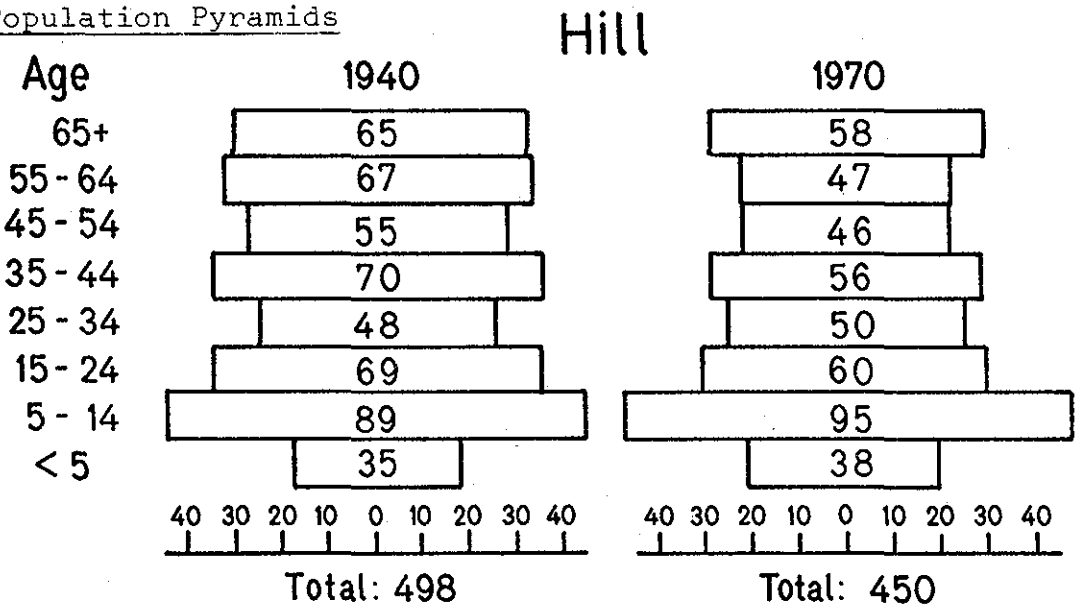
That segment of the Hill population which had experienced the relocation was asked an additional set of questions dealing with the relocation. A random sample of 24 Danbury residents was also taken to provide control data. (See Appendix C).

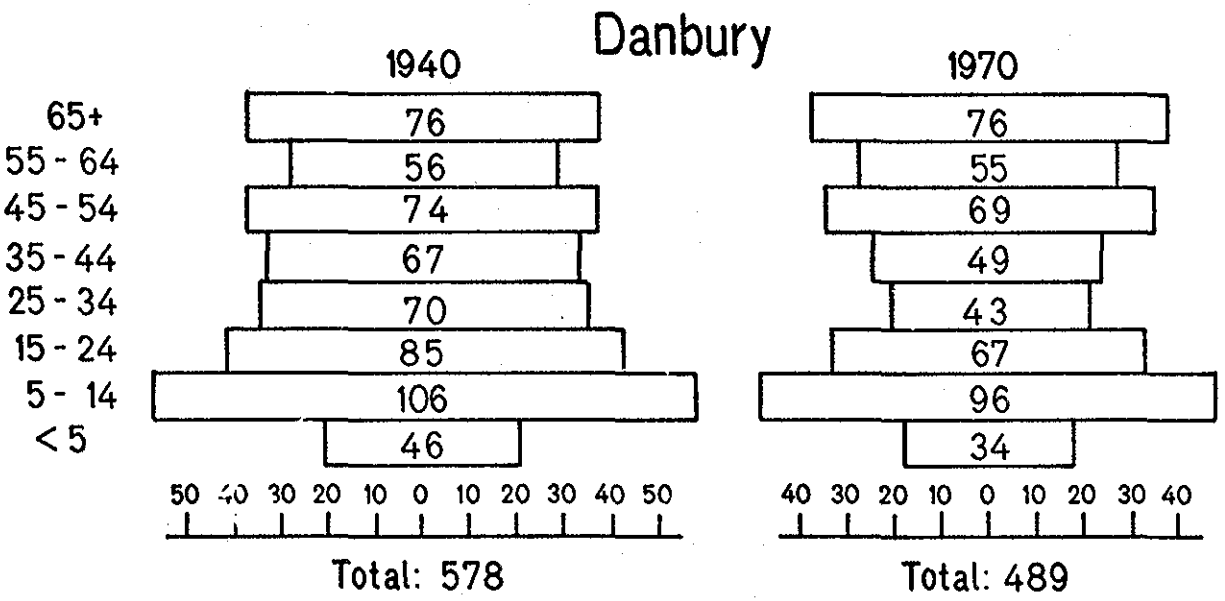
Three groups of respondents were compared in the analysis: (1) individuals in Hill who were relocated (N=23); (2) Hill residents who were not relocated (N=61); and (3) the residents of Danbury (N=24) to serve as a control community. Comparisons were made between (1) the entire Hill and Danbury populations (Appendix C); (2) the relocated and non-relocated groups in Hill (Appendix C), and (3) the Danbury and Hill relocated and non-relocated populations (Appendix C). All items used in these analyses were from the Community Attitudes section.

Descriptive Analysis of all Hill Residents

Demographically, Hill is today very parallel to Danbury, the survey control town, as indicated by the trend analysis. The towns are still approximately the same size populations (1970 - 450 and 489 respectively). Population pyramids also indicated a strong similarity today.

Population Pyramids





Farming, industry, and commercial enterprise have all waned considerably in these rural communities, compared to their boom at the turn of the century. Even today many small communities are losing the mills which employ their populations and maintain their tax base. For the most part local residents must find work in larger urban centers nearby (Laconia, Concord, Bristol, Franklin, etc.). The growth in tax base and development which the rural

communities have seen has been in seasonal homes for urban dwellers who aspire to the amenities of country life. (Percent of total homes today which are seasonal Hill 25.2%, Danbury 49.2%).

By examining the means for each item in the questionnaire, general descriptive statements can be made about the attitudes of the Hill population toward their community, (See Appendix C). At first glance, Hill, taken as a whole, might look like any other small New England community. Family size is approximately the average for the state, 3.2 persons per household (1970). The mean level of schooling completed was high school.

Hill also appears to be a rather stable community. The number of other places residents have lived is less than one (.575). The mean time spent in town was 24.6 years. A large proportion of the people felt that Hill should remain a small town. A very small fraction of the population plans to move in the near future, and nearly everyone owns their own home (a secondary affect of the relocation).

The people enjoy their town and are proud of it. They find it friendly, safe, pleasant, scenic, and well-located; they know an average of 50 to 70 neighbors on a first name basis and can expect visits from neighbors three times a week.

Residents seem to be well-informed. They read both local and regional papers. They also see other residents as being fairly interesting and well-informed. Most individuals could name at least two out of three selectmen. Although the villagers may be well-versed in the issues and problems of their community, they seem to take a middle or non-committal stand in their direct involvement with the town. Only half of the respondents voted in the last town election, and approximately the same proportion attended this year's or last year's town meeting. And only half the residents feel as though they are involved with the town's government.

The respondents agreed that relocating Hill to protect the region from flooding was a good idea. Along with this they felt that, if the town were going to be relocated, moving the entire community was a good idea. As to whether the Corps of Engineers was fair in its dealings with the relocated population, respondents were split between agreeing and disagreeing.

When correlations were computed for questionnaire items within the entire Hill population (See Appendix C), many statistically significant relations appeared. A large proportion of these serve only as cross validity checks. That is, they demonstrate that respondents did not answer randomly. For example, those who found the people in Hill friendly also felt Hill was the best place they have lived ($p \leq .001$). They thought Hill was pleasant ($p \leq .001$), and they do not plan to move in the near future. They were also well-integrated into the community (low on the anomie scale, $p \leq .01$).

Another example of a cross validity check in response patterns can be seen by those who visit newcomers to the community. They are also involved with local politics, go to town meetings, feel they play a part in community decisions, and visit neighbors frequently. In general, they are active members in the community.

One other example would be the case of those who plan to move from Hill (See Appendix C) who generally hold negative attitudes which express their dissatisfaction with the community.

Seemingly, several types or classes of individuals within the Hill community could be specified by this process. Basically, there appears to be a well-integrated group and one that finds the community inadequate and thus remains on the periphery. What is meant by well-integrated is that individuals take an active role in their town through social and political involvement. This dimension was also delineated by the Srole Anomie Scale, which was designed to measure the degree of social alienation and individual experiences in society (Appendix C, Items III.18-22) or towards others. Those who were involved with their town and planned to stay there also scored low on the anomie scale.

Other relationships of interest within the entire Hill population involve the expressed attitudes toward dam relocations and the involvement of the Corps of Engineers. For example, those who lived in the fewest number of other places believe that moving the town as a whole during the relocation was a good idea, illustrating that those who call Hill home want to keep the community together at any cost.

Those individuals who believed that relocating Hill to protect the region from future flooding was a good idea also believed that it was a positive strategy to reestablish the entire community, and they felt that building flood control dams was worth the inconveniences it causes. This group felt that decisions concerning dam construction and flood control should be left to the experts. And finally those who thought relocating Hill was a good decision are well-integrated members of the community. This account describes a population in Hill that generally feels relocation is a viable strategy for flood control, and would support it even if it was affected directly. It should also be mentioned that it was not only the relocated population of Hill that felt this way, but rather the town's entire population.

When asked whether they would relocate today with the rest of the community, those who agreed felt that their neighbors would also stay together. They had not lived in many places and felt that benefits of dam projects outweigh the inconveniences, showing again that the well-integrated members of the community can withstand a relocation if given a sufficient rationale for the project's construction and an opportunity to stay together.

It is extremely interesting to note that those who were against dam construction, felt that too many were built, and that locals

should have more to say in the matter were those who were least integrated into their community. They were highly anomic (not integrated), did not attend the town meeting or vote in the last election, and felt that the federal government should play a more active role in relocating towns.[1] These dimensions of this subpopulation are synonymous with one another. Anomic individuals feel as though there are few channels to make their sentiments known. Hence, they would want greater access to the federal representation at the time of a relocation. It is questionable whether they would actually utilize broader communication channels even if they were offered, as examplified by participatory behavior such as voting and organizational membership.

Analysis of Relocated Versus Non-Relocated Respondents.[2]

The entire Hill sample was divided into two populations, those who had lived in the old village and were relocated, and those who had come to town since the relocation era. Tests of significance were computed between these subpopulations on each questionnaire item. (See Appendix C). Many statistically significant relations appeared which separated these two populations along several dimensions.

In terms of general demographic characteristics, the relocated population was older, had fewer residents per household, was more likely to be retired, had lived fewer places, and had received less education than the non-relocated respondents. The differences between relocated and non-relocated respondents may at first glance appear to be due to the fact that the relocated respondents were older than the non-relocated respondents ($\bar{x}$ for R = 65.5 yrs.; $\bar{x}$ for N = 44.5 yrs.) and have lived in Hill longer ($\bar{x}$ for R = 55.8 yrs.; $\bar{x}$ for N = 12.5 yrs.). For example, the older, relocated group felt that there were adequate schools, services, and recreational facilities in Hill, while the younger, non-relocated population did not. This may be a characteristic difference between young and old residents in any community.

To insure that the differences between Hill's relocated and non-relocated populations were not a function of either age or the amount of time an individual has spent living in Hill, an analysis of co-variance was done for each item. This served to factor out the effects of these two variables of age and time spent in Hill. In many cases, the statistically significant differences between the two populations increased or stayed the same when

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[1]It would be interesting to correlate the level of anomie with socio-economic status; however, census tract data were not available and it appeared inappropriate to ask detailed personal income questions in the survey.

[2]All relations noted valid to ($p < .025$).

the partial correlation coefficients (ANCOVA) were computed. This implies that having experienced a relocation may independently explain the differences between the relocated and non-relocated populations, or at least rule out two competing hypotheses. Most of the relationships between the relocated and non-relocated populations remain significant when these variables are held constant. (See Appendix C).

The residents who had experienced the relocation believed that the Hill of thirty years ago was better than the Hill of today significantly more often than the non-relocated group. Nevertheless, the relocated population was more likely to participate in town government, clubs and organizations, and attend church. The old villagers are more acquainted with the names of their selectmen and their neighbors than the non-relocated group. The reestablished Hill of today is the best place the relocated residents have lived, while the more recent inhabitants agreed with them significantly less often.

It appears that those who did move to the new village from the old still find the Hill of today the best place to be and would not want to be anywhere else. However, they miss certain aspects of a rural community of thirty years ago, and feel that the Hill of today is fast paced. Nevertheless, they are deeply involved with all aspects and functions of community life, and are perhaps better integrated into their community and society generally than they had been before the relocation.

The relocated Hill population, when compared to the non-relocated population, had less favorable attitudes about dam projects. The individuals who were relocated believed that the benefits from building flood control projects are less likely to be worth the inconvenience than the non-relocated group. The relocated group also was less likely to agree that relocating the town was a good decision, and they felt that the federal government should be more helpful in relocating towns.

In the event that Hill was to be relocated again today, those who had been relocated once before felt that it would be more difficult to leave friends and places or employment than those who had not been relocated (the same sentiments which were behind their desires to reestablish their community in 1940). And the non-relocated group felt that a chance to leave rural life might be pleasing significantly more than the "old villagers".

Although the relocated population has misgivings about the building of dams and how relocations should be handled, they felt that the Corps of Engineers itself was fair in their dealing and was doing all that they could. This is because they see the Corps as only being a representative of federal governmental decision-making.

To some extent it appears that the relocated population living in Hill today serves as a continuing spirit of rural American

life which was more prevalent in an earlier era. They are proud of and attached to their town. The individuals who had lived in the old village had in the past set their community's cohesion as a major priority in their lives and they maintain similar attitudes today.

Analysis - Danbury, Hill Relocated and Non-Relocated Respondents.

The following discussion emphasizes the significant differences on questionnaire items among three respondent groups: Danbury, the Hill relocated and the Hill non-relocated respondent groups. This analysis is to determine whether either of Hill's subgroups are radically different from a control community, Danbury.

The most general conclusion from comparing these responses is that the Danbury and the non-relocated Hill population are comparable. Major differences existed primarily between Hill's relocated group and the other two populations. These differences were similar to the comparisons of relocated-non-relocated groups. On the questions involving attitudes toward flood control and dam construction, the sentiments of the Danbury population vacillated between the opinions of the relocated and non-relocated populations in Hill. For example, the non-relocated population in Hill felt that the benefits gained from flood control dams were worth the inconvenience to a greater extent than the Danbury or relocated population. The relocated population felt that the federal government should be more helpful in town relocations a significantly greater percentage of the time than did either the Danbury or non-relocated population.

No pattern emerged which clearly differentiated Danbury from the Hill populations. Although it did seem that the Danbury sample was more similar to the non-relocated group, the differences do not appear to be as pronounced as the differences between Hill's relocated and non-relocated populations. (See Appendix C).

Attitudes of Old Villagers About the Relocation - The final section includes questions which were asked of the relocated residents of Hill. The objective was to ascertain current feelings toward the relocation they had directly experienced thirty-seven years ago. Did these people harbor any great resentment toward the Corps of Engineers? How did the old village compare with the new village? Did they feel as though they were dealt with fairly?

Half of those who had been relocated had rented in the old village. Also, half the sample had been born in the old village (the mean time lived in Hill before relocation = 14 years).

Generally, it appears that half the respondents felt that the state government and State Planning and Development Commission

were helpful during the relocation process. Only one-fourth of the sample did not think so, and the remainder did not know or did not answer.

When asked if they were upset by the way the Corps of Engineers handled the relocation, 43% said yes, 26% said no, and the remainder did not answer. Most of the people (73%) took the first offer which was given them. Of those who "dickered" for a different value, 17% reported receiving a higher price and 8% a lower one.

On several questions involving money a large proportion of the sample did not respond. For example, when asked if they felt that they did as well as their neighbors, 56% did not respond and the remaining population was split. Or when asked if they received a fair value for their property, 60% did not answer. Of the remaining 40%, 31% felt that they did not receive fair value and 8% felt they did. The resistance to express attitudes concerning financial and monetary aspects of the relocation may indicate some harsh feelings which remain toward the settlement received, or it may simply represent an unwillingness to disclose what is, in the respondents' eyes, private information.

A large percentage (56%) of the relocated population understood that the town was moved to protect downstream areas from flooding. Thirteen percent, however, did not feel that they were contributing to the region's well-being and 30% did not know or just did not answer.

The relocated population (65%) felt that life in the old village was more enjoyable than in the new village, 17% did not agree, and the remaining 18% did not respond. A large proportion of the sample (39%) felt that people were closer and more friendly in the old village, 44% felt that closeness in the new and old villages was similar and 9% thought they were closer in the new village. (Eight percent did not answer). An overwhelming proportion (87%) believed that there were more social events and gatherings in the old village. (This agrees with the trend analysis which illustrates a continuous decline in the number of meetings of any sort).

A small group of Hill's pre-relocation residents who had left town at the time of relocation were contacted. When asked why they had left the community and not built homes in the new village, the answers were either because of convenience or financial reasons. The majority had rented in the old village and worked in nearby towns. A move to their place of employment seemed to be the best alternative. One family had left to continue working the dowel factory that had been located in Hill and moved to Ashland, New Hampshire, during the relocation. Several of those who had moved from Hill have maintained friendships and some attachments in the new

village. While the move brought hardship for some of those who left Hill, they have adapted to and enjoy the communities in which they now live.

Relocation and the necessity to move from one's home can not be seen as an enjoyable or positive experience. Loss of friends and perhaps money are often a distasteful outcome. In the case of Hill, many of these negative impacts were reduced, but not totally dissolved, by the procedures employed in the town's reestablishment. In many cases, however, what appears to be a feeling of despondence toward the loss of the old village, is in part a feeling of missing those times when Hill was a small, autonomous, viable community. The times and the regional or national trends not the relocation have changed Hill's community structure over time. This is evidenced by the changes which have taken place in neighboring communities, as depicted in the trend analysis.

Attitudinal Summary

Although some negative feelings about the relocation are still held by Hill's relocated population, they are extremely proud and involved with its new town. In looking back at the relocation, many of the changes with which the residents from the old village were unhappy were not a result of the relocation, but were characteristic of the regional and national trends that were affecting small towns in the state and the country.

Any feelings of animosity that the old village residents have are not directed at the Corps of Engineers per se, but rather they are directed at the federal government. The role of the Corps is perceived to be simply an instrument in actualizing particular policies and projects which were mandated by Congress.

Most of the old villagers seemed to internalize the rationale that the construction project was necessary for the protection of downstream residents. This gave them a concrete reason to explain their need to move and made the reestablishment of Hill more palatable.

The residents of Hill who had experienced the relocation are basically people who were and are extremely attached and ego-involved with their town. In creating a new village, the old houses were lost, but the old relationships and sense of community were continued. Any negative attitudes which could have been maintained over time were greatly reduced by employing the techniques used in this relocation.

The general attitudes of Hill residents, relocated and non-relocated, seem to be characteristic of most small town residents today, as exemplified by the comparisons between Hill and Danbury. The citizens enjoy their town. They find it pleasurable and neighborly. There are complaints about particular town services,

but the residents are generally satisfied with the way in which the town is managed.

In terms of active involvement with the town's government, social organizations, and general participation, the town seems to be split. On the one extreme, there are those who are disillusioned with the town and intend to move. They do not vote or attend the yearly town meeting. On the other hand, there is a population, a large part of which is represented by the residents from the old village, who are extremely involved with all the social and political aspects of their town. And finally, there is a large proportion of moderates who are involved with the town in some respects, but also find themselves dependent on activities and relations outside of the community.

Apparently, there are broad differences between the relocated and non-relocated citizens of Hill. It could be assumed that this variability among many questionnaire items is a result of demographic differences, such as age and time lived in Hill. However, when partial correlation coefficients were computed, which held these factors constant, many relationships remained significant, (See Appendix C). This implies that the differences were dependent on the fact that this subpopulation had experienced the relocation process.

CONCLUSIONS

This retrospective study has attempted to recreate a community relocation process, or, in this case, the reestablishment of a rural New England town. Several sources of data have been knitted together to portray the evolution of Hill during the past fifty years.

There is more presented in this report, however, than a scenario of the decentralized planning effort of a group of devoted citizens to save their community and life style. The processes of change which have redefined rural American life have also emerged in this analysis of Hill's history.

Hill is not totally unique in having reestablished itself and kept the unity of its community. Recently, the town of North Bonneville, Washington, has undergone a similar reestablishment procedure.[1] Hopefully, the successful experience of Hill and other towns such as North Bonneville can provide viable guidelines to any small town which faces possible evictions and relocation in the future.

Processes

The actual strategies and techniques used for this relocation must be construed as a decentralized planning approach. The residents of the community, with the advice of the State Planning and Development Commission, organized and accomplished the reestablishment of their community. The residents moved their town. This approach of bottom-up rather than top-down planning and decision-making should be considered as a viable means to successfully achieve future town relocations.

The use of the Hill Village Improvement Association, the non-profit corporation which handled all land transactions, prevented speculation and any windfall profits that might have been made from the relocation.

A careful strategy should be designed to illustrate how communities should originally be approached when told that they will have to be relocated. Perhaps, as in this case study, an intermediary such as a state planner would be most appropriate.

Impacts

There was no particular pattern of resettlement in the new village. Individuals chose lots depending upon individual values such as good garden areas, open space, etc. Since there had been only

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[1] Mary L. Myer, "North Bonneville - a small community faces the future," Small Town. September, 1977.

one major road in the old village, all community members might have considered themselves as part of the same neighborhood, and not used proximity to others as a primary criterion in choosing their new home sites.

Hill's population declined during this move to the new village. However, within a few years after the relocation it had recovered much of this loss. Those who left were either the elderly who did not want to endure the inconveniences of reestablishing themselves, or the younger renter group who worked in nearby communities and used the relocation as an impetus to move to their place of employment. There were a few who left because they did not believe that the town could survive economically. The controlled growth ordinances, administered by the Hill Village Improvement Association, monitored immigration and lot purchasing.

Many of the renters in the community benefited in that they were given the opportunity to build homes of their own in the new village.

The renting population within the new village was abolished since all of the dwellings which were constructed were single-family dwellings. This remains the case today within the village; however, a mobile home park on the periphery of the village has provided dwellings for the renting segment of the population today.

The relocation of the village itself had a minimum of natural environmental impacts. The 85-acre site selected for the new village was mainly covered with brush and had been recently cut over. With landscaping, green belts and open space, the community and the natural environment create a comfortable blend in Hill today.

The procedures employed in reestablishing a new village reduced social costs. Individuals were able to maintain old friendships and a sense of community. Remaining in the immediate geographic locale also reduced many negative social impacts to the residents.

The community as a whole benefited financially due to the State's tax reimbursement for inundated property.

Waiting for a settlement from the Corps of Engineers did not prove to be advantageous to the community. The original settlement of approximately $55,000 offered in 1941 would have been a greater absolute amount than the discounted 1949 figure of approximately $60,000.

The relocation had the effect of accelerating structural changes in the community which were already occurring in the region. This included the decline of small businesses, farming, population, etc.

Many of the changes that the town has experienced are not due to the relocation, but are characteristic of regional changes.

In a matter of a few years after the relocation, the community of Hill had readjusted to become comparable to other small towns in the region. The direct social and economic impacts to Hill were generally short-term, in relation to ongoing trends in other communities. Therefore, the changes in Hill are not directly related to the relocation, but must be seen as being part of regional trends.

The reestablishment of Hill, as opposed to a diverse migration of the citizens to other towns, allowed the town to stay together as an economic and political entity.

Attitudes

In the preconstruction phase of the relocation project, the community's attitudes seemed to be confused and negative. However, once they had decided upon the common goal of building a new village, a greater sense of neighborliness and social cohesion emerged than that which had previously existed.

The sentiments of the Hill residents went through a cycle of negative to positive during the pre-relocation to relocation periods. This reversal is directly related to the establishment of a meaningful goal, building their new village, at the critical period when residents realized and accepted the fact that their lands were going to be taken. There was no time to be bitter. The grass-root reestablishment gave the citizens a specific goal toward which they could direct their energies.

A survey of current residents in the new Hill village indicated that several statistically significant differences in community attitudes exist between the relocation and non-relocated subpopulations in Hill. The analyses of co-variance (ANCOVA) which were computed between these two populations denote that the differences were not dependent on the age of the residents or the amount of time they have lived in Hill. This implies that the relocation procedure itself may account for the distinctness of these two populations.

The major differences is that the relocated population is more involved with their community and is more content with services and the community generally.

The individuals who had experienced the relocation are proud of their town and still feel Hill is the best place to live. However, they miss many of the amenities which had characterized the rural existence they had known before the relocation. Some residents see the relocation as the cause of the changes the town has seen over the years; however, those changes are in fact characteristic of other rural communities in the region.

Implications for Future Projects

The strategies, procedures, and timing which surfaced in this relocation can serve as a model to apply to future Corps of Engineers relocation projects. While the Corps of Engineers would not have to play a direct role in the community relocation itself, they could initiate and encourage the various aspects of the scenario described in this study.

Under existing legislation (PL 91-646), the Corps of Engineers is able to play a greater and more supportive role than during the relocation era of Hill. For instance, direct assistance is available to renters in helping them finance a home. This case study points to areas where contemporary relocation methods may be more effectively applied.

However, we find in rural towns throughout New England that there is a strong tradition of home rule. In any future relocation-reestablishment projects, the talents and expertise of local citizens who have become accustomed to making their own decisions, must be fully utilized. Opportunities must remain open at all times and at all levels of planning for the input of local residents. Nothing should be specifically defined in great detail until citizens have had a chance to consider all proposals. For example, the Corps or any planner should not present a finished blueprint of a new village, but rather a basic rough sketch at initial meetings.

The multi-governmental mix, including individual citizens, which led to the successful reestablishment of Hill should be a crucial concern in any furture relocations. The interaction of federal, state, and local governments has grown more complex since the Hill relocation era, due to the greater expansion of federal agencies and regulations. In the Hill relocation the state planner was able to serve as a liaison to the federal government and to negotiate in the town's interest. There may not be a state agency today which is equipped to play a similar role. Perhaps a federal representative who could assist the state in dealing expediently with federal matters could work directly with the state planner during a relocation.

We believe it is important to keep local and federal interaction to a minimum and to allow the local governments to work through the existing, familiar networks of state governments.

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APPENDIX A

INDIVIDUALS AND ORGANIZATIONS CONTACTED FOR INFORMATION

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3) Fay Mahoney
Franklin, NH
"Trumpeter"
Local newspaper covering Hill activities starting in "74.

1892-1974 "Journal Transcription", microfilm in Franklin Library
603/934-2323

4) Mrs. Osro Morrill (Mildred)
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Newspaper correspondent for Hill for many years - has a notebook which keeps record of Hill articles
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Population Division
Washington, D.C. 20240
202/763-5300 Ext. 5020

20) Michael Goldman
National Archives - Wash. D.C.
Natural Resource Division
202/523-3220 or 202/523-3282

21) National Technical Information Service (NTIS)
5285 Port Royal Road
Springfield, VA 22161

22) Don Hambridge
Army Corps - Project Engineer
Waltham, MA
617/894-2400 Ext. 215

23) Enrollment figures:
Hill School Census Data
State Dept. of Ed. Information
Sherman Wheeler
Terry Saintsea
603/271-2278

24) Grace Colby
Town of Hill - Clerk
603/934-2278

25) Ed Amsden
Selectman in Hill, 1940
603/934-4068

26) NH Registry of Deeds
Concord, NH
603/228-0101

27) Glenn Coppleman
Agricultural Extension Service (aerial photos)
INER, James Hall
University of New Hampshire
Durham, NH 03824
603/862-2034

28) Judith W. Cohen
Data User Service Office
U.S. Dept. of Commerce
Bureau of the Census
Boston, MA
617/223-0668

29) Gary Kerr
Water Resource Board
Concord, NH 03301
603/271-3406

30) Mr. Peterson
State Department of Agriculture
Concord, NH 03301
603/271-3681

31) Agricultural Stabilization Conservation Service
Dennis Fenton
Concord, NH 03301

32) Soil Conservation Service
Post Office
Durham, NH 03824

33) Strawberry Banke
Edward Kempt
Portsmouth, NH 03801

34) Evans Printing Company
Concord, NH 03301

copyright interview on Stile's book
603/225-5529

35) NH State Treasurer's Office
Concord, NH 03301
603/271-1110

36) Army Corps of Engineers
Franklin Falls Dam
Franklin, NH
603/934-2116 or 2672

37) Interviews with several relocated residents from Hill. Some living in the community, today, and others who had moved at the time of relocation.

APPENDIX B

FINANCIAL ASPECTS

OF THE

RELOCATION

APPENDIX B - TABLE 1

HILL RELOCATION ACCOUNT, RECEIPTS AND PAYMENTS 1940 - 1945

February 1, 1940 - January 31, 1941

RECEIPTS:		
- Treasurer, State of New Hampshire loan	$55,000.00	
- Sale of lumber, wood, etc.	202.78	
Total Recepts Received:		$55,202.78
PAYMENTS:		
- Miscellaneous expense	102.25	
- WPA project	4,014.12	
- Town Hall construction	11,636.88	
- Street and sidewalk construction	18,790.47	
- Land for streets, buildings, parks, and playgrounds	5,000.00	
Total Payments:		$39,543.72
Balance on Hand - January 31, 1941		$15,659.06

February 1, 1941 - January 31, 1942

RECEIPTS:		
- Sale of peat and wood	$ 69.96	
- Hill Village Improvement Assoc. for extension of water system	400.00	
- Vogel & Hodley, use of hydrants for sprinkling	50.00	
- Other miscellaneous	74.00	
Total Receipts Received:		$ 593.96
PAYMENTS:		
- WPA Account	$6,199.76	
Total Payments:		$ 6,199.76
Balance on Hand - January 31, 1943		$10,053.26

TABLE 1 (Con't.)

February 1, 1942 - January 31, 1943

RECEIPTS:

- Sale of Old Stonehouse	$ 2,650.00	
- Sale of Old Town Hall	5,600.00	
- Sale of water main to chair factory	50.00	
- Interest on deposits in N. H. Savings Bank		
To January 1, 1942	116.67	
To January 1, 1943	180.32	
Total Receipts Received:		$ 8,596.99

PAYMENTS:

- Sidewalks, buildings, etc.	$ 5,041.54	
- Shawmut Bank of Boston		
Principal Payment ($50,000 note)	8,000.00	
- Part payment on interest	5,401.58	
Total Payments:		$18,443.12
Balance on Hand - January 31, 1944		$ 207.13

February 1, 1944 - January 31, 1945

RECEIPTS:

- Check No. 5, 4/22/40, uncashed	$ .90	
Total Receipts Received:		$ .90

PAYMENTS:

- Payments by Selectmen	$ 208.03	
Total Payments:		$ 208.03
Balance on Hand - January 31, 1945		$00,000.00

APPENDIX B - TABLE 2

STATE REVENUES RECEIVED BY TOWN OF HILL TO OFFSET LOSS OF TAX BASE FOR REAL PROPERTY PURCHASED BY U. S. GOVERNMENT, 1940 - 1976.

Year	Assessed Value of Property Taken	Tax Rate per $1000.	Revenue from State to Offset Tax Loss
1940	$ 46,400	$29.50	$ 1,368.00
1941	187,705	30.00	5,631.00
1942	193,609	30.00	5,808.00
1943	227,000	30.00	6,810.00
1944	228,500	30.00	6,855.00
1945	228,500	29.00	6,626.00
1946	228,500	29.00	6,626.00
1947	230,000	30.00	6,900.00
1948	230,000	33.00	7,590.00
1949	230,410	34.00	7,833.00
1950	235,900	37.00	8,728.00
1951	235,900	40.00	9,436.00
1952	235,900	39.00	9,200.00
1953	235,900	38.60	9,105.00
1954	235,900	39.00	9,200.00
1955	257,700	36.20	9,329.00
1956	252,393	43.00	10,862.00
1957	247,488	43.00	10,642.10
1958	242,382	47.00	11,392.15
1959	237,264	53.00	12,575.92
1960	232,177	50.00	11,608.85
1961	227,072	65.00	14,759.70
1962	222,215	63.00	13,999.42
1963	222,215	65.00	14,443.96
1964	217,110	69.00	14,980.60
1965	212,005	66.00	13,992.36
1966	206,901	67.00	13,862.36
1967	179,594	74.00	14,932.92

TABLE 2. (Con't.)

Year	Assessed Value of Property Taken	Tax Rate Per $1000.	Revenue from State to Offset Tax Loss
1968			$15,353.75
1969	199,612	80.00	15,968.96
1970	868,312	19.00	16,497.93
1971	852,523	24.00	20,460.56
1972	836,673	22.50	18,826.53
1973	820,946	25.00	20,523.65
1974			27,214.33
1975			27,627.92
1976			31,484.72

APPENDIX C

FINDINGS FROM THE QUESTIONNAIRE ADMINISTERED TO HILL AND DANBURY

QUESTIONS FOR RELOCATED POPULATION

1) How long did you live in the Old Village before it was moved?

   $\bar{X}$ = 23 years

2) Were you born in the Old Village?

   50% yes 50% no

3) Did you own or rent your home in the Old Village?

   50% yes 50% no

4) Did you feel the state legislature and government gave Hill adequate assistance during the relocation?

   34% yes 43% no 21% did not know

5) Do you feel that New Hampshire's Planning Department worked for the the advantage of Hill during the time of relocation?

   56% yes 21% no 21% did not know

6) Did the way the Corps of Engineers handled the relocation upset you?

   43% yes 26% no 30% undecided

7) Do you feel that you did equally well as your neighbors in the price you were offered for your property?

   21% yes 21% no 56% did not know

8) How did the initial settlement offered by the Corps of Engineers <u>differ</u> from your final settlement?

   8% lower 17% higher 73% the same

9) Was the Old Village or is the New Village more convenient?

   split 39% - 39% 21% did not know

10) Was your land purchased by the Corps of Engineers?

    21% yes 30% no 47% did not know

11) Did you hold out for more money than what was originally offered?

    4% yes 30% no 66% did not know

12) In your opinion, did you receive a fair price for your property?

    9% yes 31% no 60% no answer

13) Where did you work when you lived in the Old Village?

14) Do you feel as though you were contributing to the well being of the region in that the Franklin Falls Dam would protect the area from flooding?

56% yes 13% no 30% no answer, did not know

15) Did you vome your home up from the Old Village or did you build a new home?

82% build 8% moved homes 8% no answer

16) Was life more enjoyable in the Old Village?

65% yes 17% no 17% did not know

17) After you moved to the New Village did you feel people were as close and friendly as they were in the Old Village?

8.7% friendlier 43.5% just about the same 8% did not know

18) Was the river (the Pemigewasset) used for recreation?

4.3% about the same 82% more in old village 13% did not know

19) Were there more activities and social events in the Old Village?

87% yes 9% no 4% did not know

20) Did you support the move to the New Village at the time?

57% yes 13% no 31% did not know

21) In general, were you financially better or worse off as a result of the move to Hill?

21% better 13% worse 39% no difference 26% did not know

22) Did you have many close friends who left Hill during the time of the relocation?

74% yes 22% no 4% did not know

23) Have you kept in touch with any of them over the years?

61% yes 26% no 13% did not respond to question

TESTS OF SIGNIFICANCE BETWEEN VARIABLES

		R vs N	N vs D	R vs D	H vs D	Summary of Inferential Statistics
I.1.	Household size	R<N		R<D		R<N<D(A)
	Age	R>N		R>D		R>(N=D)(t)
	Schooling	R<N	N>D			N>D>R(t)
I.2.	How many other places besides Hill have you lived in the past ten years?	R<N		R<D		(N=D)>R(t)
I.3.	How long have you lived in Hill?	R>N		R>D		(N=D)<R(t)
I.8.	How many people in your family are retired?	R>N		R>D		R>(N=D)(t)
I.9.	Do you now, or have you ever held any positions in the town government of Hill?	R>N				R>N
II.	SD = strongly disagree = 0.0 D = disagree = .25 DK/U = do not know/undecided = .5 A = agree = .75 SA = strongly agree = 1.0 Please circle the appropriate response.					
II.1.	As a whole, the town services in Hill are excellent.		N<D		H<D	N<D(B)
II.2.	Hill is a safe place to live in.		N>D	R>D	H>D	(N=R)>D(B)

R - Relocated
N - Non-Relocated
H - Hill
D - Danbury

t - simple t-test
A - ANCOVA (Analysis of Co-Variance) with Age
O - ANCOVA with Length of Time Lived in Hill
B - ANCOVA with Age and Length of Time Lived in Hill

All criteria @ $p \leq .05$

		R vs N	N vs D	R vs D	H vs D	Summary of Inferential Statistics
II.6.	I hope my children will decide to live in Hill.	R<N	N<D	R<D	H<D	R>N>D(B)
II.7.	Of all the places I have lived, Hill is the best.	R>N		R>D		R>(N=D)(A)
II.9.	Not at all satisfied 1 2 3 — Completely satisfied 4 5 6 — Do not know/ Does not apply Circle the most accurate description.					
II.9.A.	local ambulance	R>N				R>N
II.9.E.	local schools	R>N				R>N
II.9.I.	sports and recreation programs	R>N				R>N
II.9.K.	public transportation	R>N				R>N(A)
II.9.L.	local papers(Franklin-Bristol)	R>N		R>D	H>D	R<N(O)
II.12.	Do you have any current plans to move?		N>D			N>D(t)
II.16.	Please list the names of your selectmen.	R>N				R>N(t)
II.17.	Of all the people in Hill, how many do you know on a first-name basis?	R>N				R>N(t)
II.19.	Do you belong to any local clubs, groups or organizations?		N<D	R<D	H<D	(R=N)<D(B)
II.21.	What church do you attend?	R>N				R>N(t)
II.22.	Do you hold any offices in any of these organizations or church?	R>N	N<D		H<D	(R=D)>N(B)
II.23.	Do you use the Pemigewasset River for recreation?		N>D	R>D	H>D	N>D(B)

		R vs N	N vs D	R vs D	H vs D	Summary of Inferential Statistics
II.26.	Check that item which you feel is most appropriate as a description of the town. very descriptive / somewhat / neither/ do not know / somewhat / very descriptive					
II.26.f.	fast-paced __ __ __ __ __ slow-paced	R<N	N>D			R>D<N(B)
II.27.	Check that item which you feel is most appropriate as a description of the people of Hill.					
II.27.d.	interesting __ __ __ __ __ boring	R>N				R>N(t)
II.27.g.	concerned about each other __ __ __ __ __ unconcerned		N>D			N>D(t)
II.27.h.	well-informed __ __ __ __ __ uninformed	R<N				N>R(t)
II.27.i.	prejudiced __ __ __ __ __ unprejudiced		N<D			N<D(t)
III.1.	Did you live in the town of Hill at the time of relocation?	R>N				N<R(B)
III.2.	If Yes, did you live in the old Hill village that was relocated?	R>N				N<R(B)
III.3.	Do you know when Hill was relocated?	R>N		R>D	H>D	D<N<R(A)
III.5.	Please check the appropriate response. SD = strongly disagree = 0 D = disagree = 1 DK/U = do not know/undecided = 2 A = agree = 3 SA = strongly agree = 4					
III.5.	All things considered, relocating Hill to protect the region from flooding was a good decision.	R<N	N>D			(R=D)<N(t)

	R vs N	N vs D	R vs D	H vs D	Summary of Inferential Statistics
III.11. The benefits of building flood control dams and reservoirs is worth all of the inconveniences they cause.	R<N	N>D			N>(R=D)(B)
III.13. Reservoirs should only be built where they will not take people's homes or good farmland.		N<D	R<D	H<D	(N=R)<D(t)
III.15. The federal government should be more helpful in relocating towns.	R>N		R>D	H>D	R>(N=D)(t)
III.16. Do you think flood plains should be moved to restrict use? Yes No		N<D			N<D(B)
III.17. Please mark the following from (1) to (5), (1) being the most accurate description of how you would feel about relocating, and (5) the least accurate.					
III.17.a. All of the ties I have established would make it difficult to leave Hill today.	R>N	N<D			(R=D)<N(t)
III.17.b. It is hard to leave all the businesses one has traded with for a long time.	R>N	N<D			N>(R=D)(B)
III.17.c. It is hard to leave a place where you have spent most of your life.	R<N				R<N(t)
III.17.d. It would be nice to live in a place where not everyone knows all about you.	R<N				R<N(t)
III.18. In spite of what some people feel, the lot of the average man is getting worse. Agree-1 Disagree-0	R<N				(R=D)<N(t)
III.21. These days a person does not really know who he or she can count on. Agree Disagree		N>D		H>D	N>D<H
III.22. There is little use writing to public officials because often they are not really interested in the problems of the average man. Agree Disagree				H<D	(N=R)<D(B)

APPENDIX D

CHRONOLOGY OF EVENTS:

PRE-RELOCATION

RELOCATION-CONSTRUCTION

POST-RELOCATION

RELOCATION

1936	
March 12	Floods occur throughout New England
1937	
March 19	Corps of Engineers meeting in Franklin to discuss proposed dam. Some discussion of relocation among selectmen. Clark makes first approach to selectmen.
1938	
July 21	Army Corps of Engineers again at Franklin. Aim is to ascertain the exact boundaries of the land, ownership and value. Last step before construction. Former visits for topographical surveys. (Funds had been allotted for surveys only - not for construction).
October 13	Foundation tests being made. Work of clearing, scrubbing and stripping the land to start in a week or two.
October 27	Work started on clearing of land.
November 23	Consultants from all over the country visit dam site. Selectmen receive word from WPA that 15 men from Hill could find employment on dam site.
December 21	Board of Selectmen, with other citizens, attend a public hearing to express opinions on flood control plans. In a recent conference, the State Planning & Development Board offered free services of its engineers in laying out and relocating Hill.
December 22	Capt. James H. Stratton gives assurance that dam will be constructed. Government appraisers visit Hill to assess property which will be flooded.
December 29	Work at dam suddenly halted. While it was probably for the holidays, work may not resume until conflict between state Land Use Board and federal government over state control of resources and sale of land is resolved.
1939	
January 19	Everyone curious about status of dam.
March 9	Franklin Chamber of Commerce still hopeful about dam. Some time ago a bill was prepared to make the Franklin Falls project an exception to the provisions of the Land and Use law but federal government may not consider building any one dam unless the entire project is assured.
April 10	Capt. Langley addressed a public Flood Control meeting.

May 4	Sen. Maloney of Connecticut favors quick federal action. Roosevelt has held up action in an effort to meet criticism of federal land taking without state consent. Maloney agrees with the belief (not denied by feds) that federal government has ample legal rights to proceed forthwith.
May 11	Gov. Murphy's flood control bill, eliminating two proposed sites, was passed by house with only a few changes. A letter form George Mason states that there has been too much weeping about what will happen to Hill. He says that the town is dying anyway and the Corps will be doing most people a favor by buying their land and allowing them to move to Franklin or Bristol.
June 22	Work begins again in clearing of land by local men in preparation for dam. Notices sent out June 17 to contractors that invitations to bid would be sent soon.
July 20	U.S. Government begins purchasing properties. Government surveyors have been working in Hill for two weeks.
August 9	Bids accepted from contractors.
September 14	Contract for dam awarded to Coleman Bros. of Boston. Work to begin immediately. First condemnation proceedings instituted in federal district court. Representatives of State Planning Board visit selectmen.
October 6	First actual sale of land (Mrs. Edna Webster) to U.S. Government.
November 2	Hill petitions for re-appraisal. Ask government for amounts sufficient for replacement of town owned property.
November 20	Actual work of building conduits to start.
December 28	U.S. Government gains title to properties of R. E. Lane and Mary L. Dolloff. Property of Miss Mary M. Stumf also purchased. Hill Village Improvement Association (HVIA) formed.
1940	
January 3	Corporation formed -- sale of stocks.
January 11	Mason elected president of HVIA. Dissatisfaction with payment offers made by government continues to grow. U.S. Senator Charles W. Tobey made formal protest to Sec. of War Woodring, basing his argument on the fact that the town has not had representation on the board of appraisers, as has been the custom in similar projects.

February 13	Meeting between selectmen of Hill and Sanbornton and Corps.
February 23	Meeting with Hill selectmen and Corps.
February 27	Public hearing on street layout for new village.
March 7	Board of Selectmen invited to attend hearing to decide if town could borrow money over its statutory debt limit in anticipation of funds to be received from U.S. Government. Corps began test boring on new site to locate water supply.
March 12	Town meeting had to be moved from town hall to community hall because of large attendance. Accepted state aid for class 2 roads. Voted to authorize Selectmen to sell land to U.S., borrow $50,000.00 by the issue of bonds, and employ architects, engineers, and surveyors.
March 21	Board of Directors of HVIA met to discuss drawing up of deeds to property. (Once the title to the property is secured, the WPA can start clearing land).
March 27	Work is started.
March 28	Journal transcript reports work begun on New Village Angus Nolon (civil engineer) engaged by HVIA and began to lay out bounds of land for New Hill.
April 11	Checks received from residents of the summer colony for shares in HVIA.
April 12	Mass meeting between townspeople and wholesalers and retailers from throughout the state -- discussed savings of mass building.
April 15	WPA began work. Titles acquired in late April -- early May. An adjourned town meeting held Friday, May 17 architect's plans for new town hall and school buildings will be submitted for approval.
May 20	House lots put on sale.
July 4	Contractors bids sought around.
July 18	Work started on new highway.
July 22	Contract for streets awarded to Littleton Construction Company. Work to start same week.
September 5	WPA begins moving large pile of sawdust.

October	Contracts opened for water system.
November 7	Sidewalks near completion, water mains being laid.
1941	
January 27	School house and town hall accepted. New water system will have capacity of 400 gals./minute. Estimated need of 115 gals./minute excess for future growth.
February 28	Set by Governor for removal from homes of many families.
March 27	Hearing on tax reimbursement bill.
April	Last Easter service at Old Village.
June 7	Amsden purchased former printing office of R. E. Lane. Had it moved to New Village for Post Office.
September 7	Homecoming (last service) in church at Old Village.
September 4	Selectmen to meet with WPA officials in Manchester about the possibility of having the WPA work renewed.
October 16	31 families in town, 12 more homes being built, 4 being moved. Bodies moved from Old Hill Cemetary to Bunker Hill Cemetary -- to be completed by mid November.
September 6,7,8	Opening of New Village Store.
1942	
January 12	Second annual meeting HVIA. Development #2 recently opened -- lot of 13 acres had been purchased.
March (early)	WPA projects discontinued.
June 15-16	Waters of the Pemigewasset reached flood heights after the heavy rain of the 14th (Sunday). Old Village flooded to heights not equalled since the high water of 1936.
1943	
March 9	Army Engineers visited Hill to discuss settlement for town property.
March 11	Governor and council authorize issuance to $42,000.00 loan to Hill. $50,000.00 loan has come due and the federal government has not yet paid the town for its property. $8,000.00 has been paid on original loan.
March 18	Amsden announces retirement as selectman. Officials of Spring Valley, WI communicate with Hill. Town is being forced to move for a dam. Note: Westwood, CA; McAlpin, TE; Koehler, WI, possible relocations.

October 14	Last buildings moved from Old Village.
1944	
January 10	Annual meeting of HVIA. Adjourned until 1945.
January 20	3 condemnation hearings concluded in court (Clyde Blake - $16,500; Harold Woodard - $1,300; Ernest Mills - $3,700).
1949	Final settlement with the Army Corps of Engineers for town property.

PROGRESS REPORT

Surveys of Town of Hill

Date	Purpose of Trip	Personnel
9-11-39	Trip to Hill to look over ground for survey	F. P. Clark H. C. Person
9-14-39	Trip to Hill to measure town roads and look over town property with selectmen.	H. C. Person
9-15-39	Trip to Hill with Supt. of Water Works (Concord) and selectmen to measure water supply system.	H. C. Person
9-18-39	Trip to Hill to measure sidewalks, locate town property and take pictures.	H. C. Person
9-19-39	Trip to Hill to measure sewage and check water system.	H. C. Person
9-20-39	Trip to Hill to see selectmen	F. P. Clark
9-26-39	To show selectmen preliminary site for town and to discuss prices on property.	F. P. Clark H. C. Person
9-27-39	Manchester to see power representatives re town of Hill.	F. P. Clark
9-28-39	Manchester to see W. R. Hilliard re working on town of Hill study.	H. C. Person
9-29-39	Look over area for topographic survey.	H. C. Person
10-4-39	Conference with selectmen	F. P. Clark
10-16-39	Field work for topographic survey	H. C. Person W. R. Hilliard S. J. Tani
10-17-39	Field work for topographic survey	H. C. Person W. R. Hilliard S. J. Tani
10-18-39	Field work for topographic survey	H. C. Person W. R. Hilliard S. J. Tani John Parnell
10-19-39	Field work for topographic survey	H. C. Person W. R. Hilliard S. J. Tani John Parnell

Date	Purpose of Trip	Personnel
10-23-39	Field work for topographic survey	H. C. Person W. R. Hilliard S. J. Tani A. V. Evans
10-24-39	Field work for topographic survey	H. C. Person W. R. Hilliard S. J. Tani A. V. Evans
10-27-39	Field work for topographic survey	H. C. Person W. R. Hilliard S. J. Tani A. V. Evans
10-30-39	Field work for topographic survey	H. C. Person W. R. Hilliard S. J. Tani
11-1-39	Field work for topographic survey	H. C. Person W. R. Hilliard S. J. Tani
11-2-39	Field work for topographic survey	H. C. Person W. R. Hilliard S. J. Tani
11-3-39	Field work for topographic survey	H. C. Person W. R. Hilliard S. J. Tani
11-4-39	Field work for topographic survey	H. C. Person W. R. Hilliard S. J. Tani
11-6-39	Field work for topographic survey	H. C. Person W. R. Hilliard S. J. Tani
11-7-39	Field work for topographic survey	H. C. Person W. R. Hilliard S. J. Tani
11-8-39	To look over town site	F. P. Clark H. C. Person
11-9-39	Meeting with townspeople	F. P. Clark H. C. Person
11-11-39	Checking elevations	H. C. Person W. R. Hilliard
11-13-39	Personal Contact Survey	H. C. Person

Date	Purpose of Trip	Personnel
11-14-39	Personal Contact Survey	H. C. Person
11-15-39	Personal Contact Survey	H. C. Person
11-17-39	Conference with Army Engineers re water system for town of Hill.	H. C. Person
11-18-39	Property lines	H. C. Person
11-19-39	Information re moving houses with W. J. Lynch.	H. C. Person
11-20-39	Conference with Hill selectmen re town site, in Commission office	F. P. Clark H. C. Person
11-22-39	Conference with Dickinson at Highway re new highway for Hill. Field work for topographic survey	H. C. Person H. C. Person W. R. Hilliard
11-23-39	Field work for topographic survey	H. C. Person W. R. Hilliard
11-24-39	To look over proposed highway	F. P. Clark H. C. Person
11-25-39	Field work for topographic survey	H. C. Person W. R. Hilliard
11-27-39	Field work for topographic survey	H. C. Person W. R. Hilliard
11-28-39	Soil Borings	H. C. Person W. R. Hilliard
12-1-39	Conference with selectmen re proposed town plan.	F. P. Clark H. C. Person C. A. Blessing
12-4-39	Conference with Mr. Rotch, Army Engineers and Mr. Sanders, Concord Water Works.	H. C. Person
12-20-39	Trip to Hill with Mr. Coates, asst. soil surveyor University of New Hampshire.	H. C. Person
12-27-39	Pond Survey with Mr. Coates	H. C. Person W. R. Hilliard S. J. Tani
12-28-39	Pond Survey with Mr. Coates	H. C. Person W. R. Hilliard S. J. Tani

Date	Purpose of Trip	Personnel
12-29-39	Pond Survey with Mr. Coates Meeting re rebuilding of village.	H. C. Person F. P. Clark H. C. Person
1-2-40	Saw Mr. Holmgren at Water Resources re borings, also re using clay from Army pit on pond.	H. C. Person
1-3-40	Conference with Mr. Coleman, W.P.A., and Chief Dickinson of Highway Department as to probable assistance that might be expected from W.P.A. Mr. Corey of U. S. A. E. called re securing copy of topographic map with proposed street layouts superimposed on print.	F. P. Clark H. C. Person F. P. Clark
1-4-40	Hill to pull up stakes used in pond survey.	H. C. Person
1-5-40	Hill to look over site in preparation for additional layout for future development.	F. P. Clark H. C. Person C. A. Blessing
1-8-40	Conference with Chief Dickinson re highway relocation.	H. C. Person
1-9-40	Mr. Tyrell of N. H. Savings Bank called to get information on proper procedure to be followed by bank in getting in on financing of rebuilding of Hill.	H. C. Person
1-10-40	Conference with Directors of Hill Corporation re proposed changes in highway.	H. C. Person
1-11-40	Discussion with Chief Dickinson re proposed change in highway.	H. C. Person
1-12-40	Trip to Hill to get peat samples for Coates, also re letterhead design.	H. C. Person
1-15-40	Conference with Mr. Dickinson re relocation of state highway. Mr. Knapp tentatively approved decelerating zone.	H. C. Person
1-16-40	Trip to Hill to get sketches from drug store.	H. C. Person
1-17-40	Trip to Hill with Engr. Ericson re relocation of highway.	H. C. Person
1-18-40	Conference in office with Mr. Dickinson and Mr. Corey re new layout of town.	F. P. Clark H. C. Person
1-22-40	Mr. Corey given topo. map of Hill with street layout superimposed. Mr. Masden given sketches for talk in Franklin. Conference with Mr. Jordan of Highway re center line of highway.	H. C. Person

Date	Purpose of Trip	Personnel
1-24-40	Conference with Dr. Burroughs and Mr. Trager re water supply for Hill. Attended hearing in District Court re government fees for homes. Selectmen from Hill in office to look over progress of work.	H. C. Person
1-25-40	Conference with Mr. Dickinson and Mr. Knapp re highway.	H. C. Person
1-26-40	Conference in Boston with Timber Salvage officials re sale and removal of lumber on site.	H. C. Person
1-27-40	Telephone conversation with Mr. Williams, local Timber Salvage office re lumber on site.	H. C. Person
1-29-40	Telephone conversation with Mr. Amsden re arrangements for meeting.	F. P. Clark
	Trip to Hill with Mr. Trager, Board of Health, re existing water supply.	H. C. Person
1-30-40	Telephone conversation with Mr. Mason re meeting of Board of Directors on February 7.	F. P. Clark
	Meeting in Hill with Mr. Corey and Mr. Roach re water supply.	H. C. Person
2-1-40	Trip to Hill with Mr. Harvey of Public Service Co. of Manchester re power lines.	H. C. Person
2-2-40	Conference in Concord with Army Engineers.	H. C. Person
2-3-40	Trip to Hill to look over knoll at south edge of town on west side of highway.	H. C. Person C. A. Blessing
2-7-40	Meeting with town officials and Directors of Hill Village Improvement Assn.	F. P. Clark H. C. Person C. A. Blessing
	Conference in office with representative of Portland Cement Assn. interested in town of Hill.	F. P. Clark
2-8-40	Meeting with Board of Selectmen.	H. C. Person
2-9-40	Meeting with Selectmen and Board of Directors.	H. C. Person
2-10-40	Conference with Engr. Dickinson.	H. C. Person
2-12-40	Conference with town officials and Directors of Assn.	H. C. Person
	Telephone conversation with Mr. Marston re Hill.	F. P. Clark
2-13-40	Conference with town officials of Hill, Selectmen of Danbornton and Army Engineers.	F. P. Clark H. C. Person
2-14-40	Telephone conversation with Mr. Amsden. Conferences in office with Mr. Marston, Mr. Fox of Portland Cement Assn., and Mr. Magenau re Hill.	F. P. Clark

Date	Purpose of Trip	Personnel
2-14-40	Conference with Engr. Dickinson.	H. C. Person
2-15-40	Trip to Hill with R. W. Ingham, highway resident engineer to survey dam.	H. C. Person
2-16-40	Conference with Hill selectmen and Tax Commission. Manchester for conference with Public Service Co. officials and W. P. A. engineer.	F. P. Clark H. C. Person
2-17-40	Conference with Mr. Trager re print of section for gravel wall well.	H. C. Person
2-19-40	Conference with W. H. Steenstra, field engineer for Kepsco Services, Inc., re power line. Also conference with A. A. Taggart, W. P. A. engineer re project for clearing public property.	H. C. Person
2-20-40	Conference with Engr. Dickinson. Hill to measure dam with Milo Lindgren.	H. C. Person
2-21-40	Meeting with Board of Selectmen. Trip to Hill with D. H. Dickinson to look over area and decide on drainage.	F. P. Clark H. C. Person
2-23-40	Conference with Mr. Dickinson re town streets. Trip to Hill with Percy Sanders to meet with Messrs. Corey, Roche and Ellsworth.	H. C. Person C. A. Blessing H. C. Person
2-24-40	Meeting with Board of Selectmen and Town Budget Committee. Met with Dickerson to measure roads.	F. P. Clark H. C. Person H. C. Person
2-25-40	Met with Selectmen and Robert Upton to frame warrant.	H. C. Person
2-26-40	Conference with Mr. Hudson of Underwriters.	F. P. Clark
2-27-40	Meeting of town officials and town meeting on redevelopment of town.	F. P. Clark H. C. Person C. A. Blessing
2-28-40	Meeting with Amsden and Steenstra to go over power line location and inspect well drilling.	H. C. Person
2-29-40	Conference in office with John Tyrell re finances for new town.	H. C. Person

APPENDIX E

RELEVANT ARTICLES DESCRIBING THE RELOCATION PROCESS

THE NEW HAMPSHIRE
TAXPAYER

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THE TOWN OF HILL

During the past several months, the people of New Hampshire have had the unusual experience of seeing a community die and a new one, in a new form, take its place.

What has this experience to offer to the towns and cities of the state? Why, in its redevelopment, did the Town of Hill decide to take a new form? What advantages did that offer? What might we learn to our advantage as citizens and taxpayers from the experience of Hill?

Because of its apparent importance, the executive director has taken the time to visit the site and to find out more about the situation. The more important of his observations are reported here.

The Situation

The building of the Franklin Falls flood control dam will flood the village of Hill. Consequently, the federal government, as part of the flood control work, is condemning and purchasing the town and private property affected. With the money received the people must establish themselves elsewhere.

Although a rural town, only two families in the village area to be flooded are actually engaged in farming. Over twenty persons work in two small woodworking shops. The majority of the rest work in communities like Bristol, Franklin and Laconia or engage in recreational activities serving the tourist trade. This fact is important, since it means the townspeople were not tied inevitably to the land to be flooded. Their transfer of residence would hamper little their means of making a livelihood.

In the village to be flooded there are approximately 80 homes, three stores, two gas stations, one garage, two small shops, two churches, three public buildings. The estimated value of the town's property, streets, town hall, etc., to be flooded was in excess of $100,000. The federal government so far has offered only $67,000 although the town hopes to receive more. Plainly, however, the town officials must be economical and extremely ingenious to make the smaller amount do the job needed.

Through the leadership of the town selectmen, Edward D. Amsden, John J. Huse and Theodore S. Dickerson, the decision was made by the townspeople to reestablish their community. The first problem of the townspeople was as to method of developing the new town. Should it be a haphazard, "every man for himself" proposition, or should the town carefully plan the new village so as to secure advantages they desired and in many cases did not have in their old village.

It was soon evident to all that the only way the town could be established economically and within their limited resources was by careful planning of the whole development.--If the residents reestablished themselves above flood line without any plan, the homes would be so scattered that to provide paved streets, sidewalks and water system would require a length outside of the ability of the town to finance.--The town enlisted the technical advice of the State Planning Board and, under the direction of Fred Clark, planning director, a town plan was worked out which combined the best available experience in economy, convenience, attractiveness and safety. This town plan was adopted by the townspeople and at the 1940 town meeting all necessary authority to proceed was given the board of selectmen.

The Hill Village Improvement Association was established as a non-profit corporation of townspeople and it undertook and carried out the assembly of necessary land, its subdivision and disposal to town and individuals. When the development of the new village was ready to proceed, the townspeople employed, at their own expense, the part time services of Herbert Person, planning engineer of the State Planning Board, to direct the construction of the new village.

Features of New Village

Many of the things which the town of Hill has done in the reestablishment of its village are a departure from the way in which its old town was built and from the way in which most New Hampshire communities have been built.

The development of the new village has now advanced far enough so that the plan is apparent to all visitors. Some specific improvements, applicable at some time or other to most places in the state, are as follows:

1. Relocated State Highway 3A is being built to one side of the new village, in other words, by-passing it. This contrasts with the old village which straddles the old highway 3A with homes, stores, town hall, school, churches, etc., scattered along a length of much more than a mile. Separated from the new state highway traffic by a belt of trees and grass, the people will have in the new village a degree of safety, and freedom from noise and gas fumes they didn't enjoy before.

2. No homes or other buildings of the village are built directly on the state highway. The town has bought a strip of land 100 feet wide on each side of the state highway to insure separation of the village from the state highway traffic and incidentally to permit the development of a more attractive roadside which the town hopes will bring credit to it. The business buildings of the village are built in one section along the highway, facing a town street parallel to the state highway and easily accessible from it. There will be plenty of parking space. Townspeople and children can come down from their homes to do their shopping on a street safe from speeding cars.

3. The streets of the new village are curving, made to fit the new site. The result is not only more charming and livable; it is also far more economical in "cut and fill" required to build the streets. It was also found possible to reduce the length of town streets necessary to serve the community.

4. Town buildings in the old town were as much as a mile from some homes in the village. In the new village, no new home will be more than a quarter of a mile away from the town center, making for far more easy access.

5. Even though the new village will be more compact and though street mileage will be less, the townspeople have made no sacrifice in the spacious character of their new village, the lots averaging a half acre each.

6. The streets are laid out on wide right-of-ways, although pavements are kept to the minimum necessary for adequate service. If later widening is thought desirable, it can be done without expensive purchase of additional land. Drainage and water supply mains have been laid, not in the middle of the street, but under the wide grass strips which are located between the street and the sidewalks, thus obviating the need for expensive ripping up of street pavement for repairs to mains.

7. The town building combines space for the town hall, selectmen's office, library, kitchen and dining hall, fire apparatus and town truck, achieving essential economy but not sacrificing one bit in importance or attractiveness.

Democratic Procedure

The town has demonstrated that in taking advantage of new ideas in community development it is not necessary to sacrifice one bit in town meeting procedure. Securing the facts through the aid of trained counsel, the people then made their decision in town meeting based on facts thus accurately obtained.

The first residents of the new village have already moved into their homes. The town water system may be operating by the time this Taxpayer is mailed. Probably by next spring the relocation will be complete and the people of Hill will live in a new community made possible by their own will and vision.

When next summer comes, drive along Route 3-A, past the little town. Look across the pond and see the attractive civic center made by the church, the town house, and the school, and the gently curving roads where the town lives.

The new town of Hill, quiet, attractive, inexpensive to operate, didn't just happen. It was made to happen, by the combined effort of the individual men and women of the community, who stayed with their problem, and patiently thought it through.

Two Quotations.

"A people may prefer a free government, but if, from indolence, or carelessness, or cowardice, or want of public spirit, they are unequal to the exertions necessary for preserving it, if they will not fight for it when it is directly attacked; if they can be deluded by the artifices used to cheat them out of it;--in all these cases they are more or less unfit for liberty. Though it may be for their good to have had it even for a short time, they are unlikely long to enjoy it."

--John Stuart Mill.

** ** **

"For the past 20 years, public apathy has been common to most republics."

--*Time*, June of 1940.

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The General Court

At no time in recent history has a New Hampshire legislature been faced with a responsibility as solemn, and as sobering, as that facing the General Court elected Nov. 5. A government that mingles efficiency with humanity, that is thrifty yet far-sighted, that is state-wide and not sectional, that has the courage of true leadership and not the yielding to pressure interest...this is what the 1941 General Court has in its power to create.

The General Court (continued)

The General Court will face many specific problems: how most fairly and effectively to protect the rights of employment and equality of income of those working for the state; how to secure the maximum of intelligent operating efficiency in the performance of state and county functions; how best to assist our eleven cities to set up a more modern machinery for local government. There is, of course, one fundamental problem running through all others: how can the needs of the people of New Hampshire, of all the people, best be served?

The problems asking for solution by General Court, by Governor and Council, and by state department heads, are very difficult. They are made more difficult because confused by the necessity for quick national defense. It is our most sincere hope that bills involving burdens upon the taxpayers of this state will not be presented in the name of national defense, unless they positively are necessary to national defense. This is not the time to jeopardize the standard of living of 500,000 citizens by taxing it for any purpose that is not now utterly essential.

May we urge members of taxpayers associations reading this bulletin, and every other citizen not active in state government, to give the greatest possible consideration to the matters of state and county government which will be presented in the coming session in Concord?

Our state officials cannot possibly do the task alone. It is the responsibility of every New Hampshire citizen deliberately to keep himself informed about his government, so that he can instruct his representatives of his wishes. That was the intent of the Bill of Rights of our state Constitution, and it is doubtful if the founders of New Hampshire would feel less strongly now than 160 years ago that ....

...the responsibility for good government lies in the hands of the common man and woman. We can expect our elected representatives to do no better for us than we ask them to do. The fault is not theirs if we fail....

AROUND THE STATE

Berlin

A small group of interested people, intent on greater, more active, partaking in the solving of their civic problems, formed the Berlin Taxpayers Association during November. George Abbott was named temporary chairman, and plans were made for a public meeting later on in the year, or early in 1941.

Conway

With over 40 persons present, formal organization of the Conway Taxpayers Association was carried out December 3. Noel Wellman of Kearsarge presided at the meeting, which chose 15 directors, accepted by-laws, and voted to incorporate. President and other officers are still to be chosen, and a long-range program will be discussed.

Derry

Officers of this newly formed association were chosen by the directors at a meeting on December 4. John C. Larmondra, who was a guest at the November Federation executive committee meeting in Concord, was elected president. Mrs. Minnie Ferdinando and Mr. Lewis H. Smith became vice-presidents. This final organization in Derry followed a very active meeting on November 20, attended by over 80 keenly interested citizens. All three selectmen were present, with two of them briefly addressing the gathering.

Exeter

Federation Director Langmuir met with the Lions Club at the Exeter Inn on December 2, giving a talk made possible by Henry Phillips, Jr. of the Academy. Praising the Lions Club for their unusually successful civic efforts and volunteer spirit, Mr. Langmuir stressed the need for similarly active volunteers in the field of local, county and state government.--"those who are in the public office," said Mr. Langmuir, "too often are doing alone the work of government which is ours as much as theirs."

Laconia and Tax Maps.

Lewis K. Perley, president of the Laconia Taxpayers Association, recently was paid a tribute by Mayor Robinson W. Smith, who appointed him supervisor of a tax map project. Tax maps are being prepared in number of New Hampshire communities and have frequently had surprising results. As a rule, they serve to uncover property which, because of inaccurate town or city records, has gone tax-free for years. In several cases, the amount of new taxes thereby recovered has paid for the moderate cost of making the map in as little as one or two years. Tax maps are considered eligible as W P A projects. Any community interested in them, as a means of securing lost taxes, can inform itself through the State Planning and Development Commission. The taxpayers federation, likewise, will be glad to secure information to answer any inquiries sent to it.

Lisbon

On November 21 Director Langmuir had the opportunity to address the Lisbon Lions Club, through the courtesy of E. Graham Clark and George Clark. Not yet ready to consider the formation of a local taxpayers association, the members present nevertheless were keenly alert to the need for greater knowledge on state and county expenditures.

Manchester

Executive Secretary Sidney Frissell has been discovering conditions in the procedure of various city departments that are reprehensible, to say the least. Loose fiscal policy, evasion of the spirit of the city charter and ordinances, laxity in budget procedure, and refusal to be open with the people, all have become somewhat blatantly evident.

For example.:1) Over $19,000 of a balance of a bond issue raised for the specific purpose of financing the construction of the Webster school was used to buy a fire truck, fire hose, to renovate the mayor's office and buy equipment for the city clerk. Said Frissell, "It is inconceivable that any banker would approve a 20 year loan for--expenditures(which) most certainly should be made from current revenue." This evident misuse of bonded money was voted by the board of aldermen.

2) Two of the aldermen of the city are also employees of the highway department. Mr. Frissell remarked that "a vicious circle is created when two members of the board of aldermen, who elect the highway commissioners, are in turn placed upon the payroll of the department by those commissioners." Mr. Frissell requested that the two men, in all fairness, should resign as aldermen.

Nashua

Moving on steadily toward a more effective administration of city business, Mayor Eugene H. Lemay has added a good deal more to his steady pay-as-you-go policy of financing. It is confidently expected that all city departments will live within their 1940 budgets, for the first time in many years. This would be an accomplishment of significance, because municipal budgets in Nashua have been honored in the breach in too many cases in recent years.

The Public Works Department, in spite of an estimated expenditure somewhat less than a year ago, nevertheless will have bought over $25,000 worth of new equipment, including a number of trucks and the big snow loader which greatly reduced the cost of snow removal. The snow loader has not been just a piece of expensive equipment. It has really been put to work, and the streets have been clear more quickly and with less cost. Better purchasing methods, better administration of departments and employees on the part of the mayor and the entire Public Works board, have been the central reasons for putting this department on its most efficient operating level in some years.

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Democracy in Flood Control

THE LESSON OF HILL, N. H.

by BENTON MACKAYE

Reprinted from SURVEY GRAPHIC September 1940

Democracy in Flood Control

THE LESSON OF HILL, N. H.

by BENTON MACKAYE

MODERATOR TWOMBLY ANNOUNCED THE vote—74 in favor, 4 against. It was on Article 12 of the town warrant of Hill, N. H., "to see if the town will vote to authorize the selectmen to borrow the sum indicated in Article 11." Article 11, which had just been adopted unanimously, appropriated "the sum of $50,000 for acquiring and redeveloping public facilities at the new village site." The people of Hill, in town meeting, had given the "go ahead" signal to a step marking a new venture in New England democracy. This happened on Tuesday afternoon, March 12, 1940. Moderator Twombly went right on. "Article 13," quoth he, "to see if . . . " Well, what is this all about?

I yield to Frederick P. Clark, director of the New Hampshire State Planning Commission, in whom the people of Hill had placed their faith as a wise consultant and a true friend when their town appeared to be doomed by the big Franklin Dam. His official statement defined the problem:

> When the federal government initiated its flood control program in 1938, the inclusion of the flood control project at Franklin Falls, N. H., (on the Pemigewasset tributary of the Merrimack River) doomed the town of Hill, N. H., a community of approximately 350 people. An old New England community, which received its grant in 1753, being settled in 1768 and incorporated in 1778, it was no easy job for the people of the town to reconcile themselves to the abandonment of the homes which had served many generations.

The village of Hill, in sharp contrast to its name, is a valley settlement, located on the flat flood plain of the Pemigewasset River. This plain, with its adjacent river terraces, along the ten-mile stretch from Bristol down to the dam site just above Franklin Falls, makes an ideal place, from a strictly engineering standpoint, for the storage of flood waters from the rugged slopes of the nearby White Mountains. So it was selected by the army engineers to hold the spring floods and thereby lower the flood heights at other flood plain communities downstream. Chief among these are Manchester and Nashua in New Hampshire, and Lowell, Lawrence, and Haverhill in Massachusetts.

Hill is one among many American upstream towns in the way of a national flood control program. Such towns, to date, have been doomed. Settlements disintegrate into their constituent individual families, and families, on receipt of their "just compensation," go their separate ways for good or ill. But the village of Hill decided not to disintegrate. For several months before the town meeting the preparations had been going forward.

Two jobs would have to be done: First, to acquire a new *public layout* for the new common or public square, for the new town hall, school, and other public buildings; second, to acquire a new *private layout* for the homes where the people would live, and also an area for the shops and mills.

The first job could be done by town action, but not the second. So some of the folks got together and formed a voluntary non-profit corporation which they called the Hill Village Improvement Association, Inc. This the people (or most of them) joined as members. The affairs of the association were placed in the hands of nine directors, including George C. Mason, president, Paul W. Colby, treasurer, and Dana Rounds, secretary. The first job, which was decided upon at the town meeting, was placed in the hands of the three selectmen — Edward D. Amsden, chairman, Theodore S. Dickerson, and John J. Huse.

The three selectmen and the nine directors of the association have now become a planning committee to find a new location and to lay out a new village. Several months ago they went to the State Planning Commission at Concord and got Director Fred Clark to come to Hill and talk it over with all the citizens affected. It was an exhibit of democracy from the very start. Fred Clark made it plain that he was there to "ask" and not to "tell"; if they really wanted to do this thing, and wanted his help, he would be glad to advise them how. They did want, and he did help.

Several locations were examined and one was finally chosen a half mile distant up on a partly wooded plateau on the west side of the river. Options on the area were obtained and a town plan was designed in the Planning Commission's office. New Hill Village will lie between the reservoir and a new through highway; it will demonstrate Sir Raymond Unwin's three precepts — safety, efficiency, amenity. The school children will cross no highway traffic; the housewives will have easy access to the market place; and the town will retain much of the character of the old New England village. Actual development is now under way—in charge of Herbert Person, formerly Clark's assistant.

There are some broad lessons in this little but very significant project. As with an individual, so with a community, there is a span of life. What length and manner thereof depends mightily on the stand taken in each crisis arising on life's way. The will "to be"—to go on living—is the measure of any true vitality. Hill has given proof of her vitality. When crisis came she decided "to be"—and not ignobly die. She has chosen the simple course of stepping out of the water and starting on a fresh career. Such was the final decision in the town meeting on that Tuesday afternoon in March.

The meeting immediately took steps to clinch the good start made for a closer and stronger community life than the town had formerly enjoyed.

Thus Article 15 "to see if the town will vote to authorize the board of selectmen to have prepared by . . . qualified personnel the necessary plans for public facilities at the new village site and after public hearing to adopt said plans. . . . " Unanimously adopted.

And Article 16 "to see if the town will vote to elect a zoning commission of three to study the zoning of the new village site and make a report to the town. . . . " Unanimously adopted.

These two articles taken together constitute a planning charter for the new village. Article 15 applies to the "public facilities" and Article 16 to the whole "new village site." In each case special advice is called for: by experts or "qualified personnel" in the case of public facilities; and by an elected commission in the case of the whole village site. In both cases the people themselves, in town meeting, are to have the final word.

The town meeting at Hill voted to stay assembled during these critical times. Under Article 18 "to transact any other business that may legally come before said meeting" they voted to adjourn until the second Tuesday in April (the 9th). By repeating this process the people may reassemble each month and thereby remain in session for such period as they deem wise.

The session of March 12 had taken the full day. It was a day of hope for American democracy. There was order, strict attention, pertinent questioning from the floor and accurate answering from the selectmen; there was pointed comment and discussion, with normal heat and ample humor; there was no lost time; there was luncheon served by the townswomen whose clean and savory cooking matched their statesmanship.

This little town of Hill seems to have builded greater than it knows. It has evoked a set of man-sized questions. Fred Clark in his statement remarks that this project is likely to have "a considerable influence on community planning elsewhere in the state." Its influence bids fair to be wider than the state; and to be of regional caliber as well as village gauge. Let us look at a couple of these Hill-evoked questions.

NOTE THIS VERY SIGNIFICANT PARAGRAPH in Fred Clark's official statement:

Due to the nationwide attention focused on the rebuilding of the town of Hill, the people of the town expect that the attractiveness of the new village and the good financial condition of the town will bring new residents as a result. To date several specific inquiries have been received asking lot prices and proposed building restrictions.

"Specific inquiries" of this sort raise the question of outsiders. This question raises others—indeed an avalanche of them. Should Hill, considered as a civic household, adopt outside children to add to her own? This might be well. But suppose this led to more? The more the merrier, we might say, provided there be room within the household truly to care for them.

Two questions are here raised:

1. *What* shall newcomers do to earn their living? Here arises the whole matter of the economic development of this section of New England, a matter too large to enter in this article.

2. *Where,* provided they can earn a living, shall newcomers live in case the new village site should reach capacity? This is a matter which may be briefly entered in this article.

If the community of Hill is indeed to live on as a real community it must now take special measures, not against drowning or disintegration, but against that common disease of American towns, cancerous expansion. To avoid this is a simple matter. Set a limit on the map to the community's expansion. Draw a "greenbelt" all around it—an open space of public land if need be—to prevent the sprawling of development and the loss of self-identity.

Growth is a different process from expansion. Central New Hampshire, through a saner use of her rich resources, is doubtless capable of providing habitation for more people. If so, increase of population can and should be guided, not by *fewer* and oversized *massings* but by *more* and proper-sized *communities*. Should Hill be confronted with a surplus of newcomers let her by all means welcome them, but first find them jobs, and next provide to house them in another household.

Upstream vs. Downstream

WHILE THE PRESENT VILLAGE OF HILL IS a small, upstream flood plain settlement, Lowell, Mass., is a large, downstream flood plain settlement. Hill contains 350 people, and Lowell 100,000. The reservoir site above Franklin Falls was chosen for the principal reason of giving flood protection to the downstream communities; and especially for the benefit of the five largest—Manchester, Nashua, Lowell, Lawrence, and Haverhill—containing more than four fifths of the valley's property values.

The Franklin Falls site appeared to be the most suitable one for all-around regional purposes; and no substantial opposition to it appears to have been made. Hill gracefully bowed to the larger needs of the total regional program; but, refusing to be doomed, decided to move out of the way of rational progress.

In the case, therefore, of this little New Hampshire community of Hill, upstream interests conceded to downstream interests.

In the case of another little New Hampshire community, Contoocook, it was just the other way round: downstream interests conceded to upstream interests.

A reservoir site was located tentatively in 1938 by the federal War Department at Riverhill, near the mouth of the Contoocook River, another tributary of the Merrimack. Such a reservoir would have flooded out the village of Contoocook located on the tributary a few miles above the dam site. Local opposition was raised at several public hearings. New Hampshire democracy here also got to work; the matter was reconsidered by federal as well as local authority; the New Hampshire legislature passed an act consenting to federal reservoirs

Courtesy *Concord Monitor*

Democracy at Work: the people of Hill thinking it over as Mr. Clark, state planner, asks them what they want to do about it

on stated sites which carefully omitted the Riverhill site. And so a decision was reached that the Contoocook site was not suitable, after all, for all-around regional purposes.

This decision amounted basically to graceful, if not wholly conscious, bows on the part of Manchester and the other downstream settlements, to the rights and interests of Contoocook and the other upstream settlements. As with Hill, so with Contoocook—each practiced democracy; each saw itself in the perspective of a rational regional development; and each in her own way refused to be doomed.

Other River Towns Decide to Move

New Hampshire river towns are not the only river towns refusing to be doomed. Hill, though the pioneer in various ways, holds no monopoly on community mobility. Other river towns throughout the country are beginning to think, and act, with regard to stepping out of the flood zones, natural or man-made. One of these is Greenville, on the St. Francis River in southeastern Missouri. Greenville, as with Hill, is doomed by a reservoir and is preparing to move out. But there are other mobile river towns which belong to a different category from any of the towns mentioned.

Two of these are of record. They are Leavenworth, Ind. and Shawneetown, Ill.—both on the lower Ohio River. [See "Shawneetown Climbs a Hill," *Survey Graphic,* November 1938.] Each of these towns, as with Hill, N. H., decided to move to higher ground; each of them, as with Hill, was doomed by an influx of water if it remained where it lay; but with these Ohio River towns the prospective influx of water was due to the inevitable forces of nature and not, as with Hill, to the rational acts of man.

All towns or portions of towns, little or big, whether a Shawneetown or a Cincinnati, in the downstream stretches of the Ohio River flood plain (or of any other flood plain) are subject to periodic flooding.

Man can curb nature, within limits. He can bottle up so much water in man-made storage reservoirs. He can cause the forests and the grasses to grow and retard the surplus flows. This he should do and is slowly getting around to do. But man cannot curb nature altogether.

This situation is of concern to all uses of the flood plain—agricultural, timber growing, transportation, manufacture, trade, residence. These can thrive, for worse or better, in between the flood crests, *except* the uses requiring permanent plant for storage, working, or dwelling purposes—*except,* that is, urban or community development (in short, plant and housing).

The typical river flood plain consists of an upper and a lower level, like New York's Grand Central Terminal. The upper level, roughly speaking, is safe and legitimate for the said town and city use; the lower level, roughly speaking, really belongs to the river and not to man.

There was a time when plant and housing were required to take their chances on the lower level. This was in the passenger steamboat days when the wharf was the platform of commerce, and in the waterwheel days when the waterpower grist or saw mill was a necessity. But in these days of motorcars and high tension power lines, the need of the wharf, of the streamside mill, and of their accessories, is reduced to the minimum.

Look again then at the flood plain levels through the eyes of modern invention. The presence of flood water on the upper level is an invasion of the realm of man; the presence of plant and housing on the lower level is a trespass on the domain of the river.

Any downstream town, or any portion of a town, that insists on squatting on the lower flood plain level partakes of amphibian character and defies the laws of fluvial physics. If not doomed to extinction it is doomed, despite the irrational efforts of man, to the eternal recurrent irritation of becoming a civic refugee and a drain upon the body politic.

Certain of such towns apparently have wearied of this constant scourge. They have come at last to recognize their doom, and to face it in terms of modern virile action instead of the old inertia. Each one of them, like Hill, N. H., refuses in its own way to be doomed.

Hill's will "to be" has revealed a similar will in others. Like herself, several of her sister towns have been cited for doomdom, but all have reversed their designated fate. These towns fall into three classes:

Hill, N. H.—doomed by circumstances. An upstream flood plain community happening to lie within the site of a reservoir required for legitimate downstream protection; upstream interests concede to downstream; the town released by retaining its integrity and moving out of the needed area.

Contoocook, N. H.—man-doomed pro tem. An upstream flood plain community within the site of a projected reservoir found on reconsideration to be unsuitable for all-around regional purposes; downstream interests concede to upstream; the town released by maintaining its right to stay intact as an inherent element of the region's life.

Shawneetown, Ill.—nature-doomed ad infinitum. A downstream flood plain community subject to periodic floods, recognizing finally its plight and releasing itself by moving out of the danger zone. Leavenworth, Ind., is also of this class.

Self-Evacuation vs. Eviction

The more Shawneetowns and Leavenworths we have the less need will there be for the Contoocooks and the Hills. The more downstream towns which, from their own free will and wisdom, remove themselves from the wake of the natural flood path, the fewer upstream towns to be confronted with the prospect of being artificially flooded out. The more self-evacuation on the part of the Shawneetowns and Leavenworths, the less need of prospective eviction for the Contoocooks and Hills. Self-evacuation, as an act of self-government, is the great lesson taught by these towns.

The towns just named are not all on one river. But this fact does not affect the principle involved. The Shawneetowns downstream on any typical river, squatting on the lower level of the flood plain, are trespassing on land belonging essentially to the river and its flood flow. On the other hand, the Contoocooks and the Hills upstream on the river are occupying land belonging presumably to man and his activities. If all the Shawneetowns and Leavenworths would practice self-evacuation and relieve thereby the demand for reducing flood heights in the downstream lower level, then fewer Contoocooks and Hills would be asked to leave their presumably rightful habitations.

I say *presumably.* It may be and often is the case that the upper level of the downstream flood plain (which belongs to man and not the river) requires, for its legitimate protection, a reservoir upstream on land of less all-around regional value than the land on the downstream upper level. In such a case the Hills may legitimately be asked to leave their habitation and to practice self-evacuation. Otherwise the presumption stands—and the Contoocooks are right in their contention that they be allowed to stay on their own long-chosen ground.

Opportunity Out of Calamity

And so it comes to pass that the little town of Hill, N. H., has builded greater than it knew. It has let loose a flood of vast and complex questions. It and its sister towns may have started a new kind of American migration, a civic movement from sites and areas of less habitable value to those of greater habitable value. This is a movement of towns and not of individuals. Its essence is the civic will "to be." This will has arisen from within. Whether we call it self-evacuation or self-mobility or self-identity the point is, it is *self.* Out of calamity has come opportunity. Out of the exigencies of floods and their control has come about what may prove to be an epochal experiment in local self-government and in a nation's democracy.

THE NEW VILLAGE OF HILL, NEW HAMPSHIRE

By FREDERICK P. CLARK, Member, A.I.P.*

In 1939, when the people of Hill, New Hampshire, heard the news that their community must be abandoned to make way for a Federal flood control dam, they felt that a great calamity had befallen them. Today, a large percentage of the townspeople feel that it was one of the best things that ever happened to them.

Today, they are moving into a new community, a more attractive, safe, economical and convenient place to live. "Community planning," just two relatively meaningless words to them in 1939, has spelled the difference in the townspeople's outlook. The existence of the new village of Hill may be the product of circumstances; its character is the result of careful planning.

Information on the planning and the building may be interesting as evidence of how still another new town was planned and built. Communities have been built according to plan before, however. What is more interesting is the way in which the "hardheaded" Yankees of this small town did it.

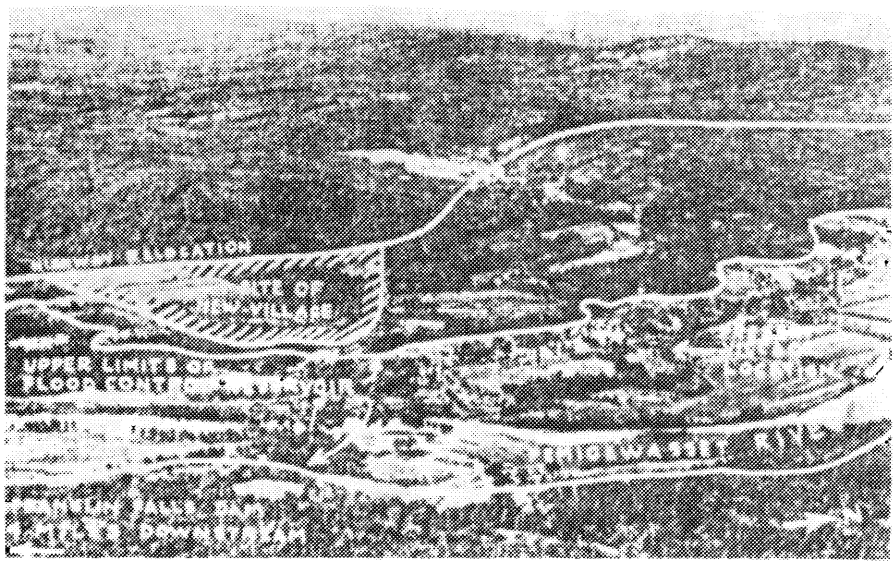
In this day of great reliance upon aid from Washington, it may be interesting to hear how this small village, insignificant in comparison with multimillion-dollar housing projects, accomplished what it did, relying upon local interest and action, and following New England town meeting procedure.

What the people of Hill have accomplished has been called a "dream town" by the newspapers, but it had its roots in the hard realities of being built within the very limited means of the small community.

In contrast to new communities built by industry, government and real estate promoters, the plans for this new community were

A recent air photo showing progress in construction of the new village.

* Planning Director, New Hampshire State Planning and Development Commission.



The old village, new site, and the flood control reservoir basin.
The row of hills in the middle background are within the limits of the Town of Hill.

decided upon by the very people who will live there, and who are investing their own hard-earned money in the community facilities and homes.

The Town

The town of Hill, first settled in 1768, has a population of about five hundred people, is situated in almost the center of New Hampshire and adjacent to some of the principal manufacturing centers and recreational resorts of the state. Most of the people live in a village,* located along a river in one corner of the town, and straddling one of the state's heaviest travelled highway routes.

The accompanying illustration shows the rural character of the region about the village. Two larger towns are about six miles distant to the north and south. The town itself includes some good agricultural land, a dozen or so fine summer homes, and three small manufacturing establishments.

The town has a fairly well balanced economy, not wholly dependent upon any single type of income. During the depression years, it pulled itself completely out of debt and in 1940 had a small net surplus to its credit. The village part of the town has more than eighty homes, a dozen businesses and industries, churches, a town hall and a school.

The Situation

The floods of 1936 in the Merrimack River valley of New Hampshire and Massachusetts, resulting in heavy damage to the downstream cities, brought plans for a number of flood control reservoirs in the upstream areas. A system of these proposed reservoirs was finally given official status in the Federal flood control program of 1938. One of these reservoirs, at Franklin Falls, New Hampshire, required the taking of the long established village of Hill, in its entirety.

When first confronted with the prospect of giving up their homes and community, the townspeople were naturally antagonistic. The possibility of reëstablishing the village seemed a very remote possibility. They became discouraged with the prospects ahead.

* The reader should realize that the New England town is what is called "township" elsewhere. Most of the people of Hill live in a village or settlement within the township. Only the township as a whole has a legal identity.

But then they realized that they were going to have to live somewhere. Wherever that might be they would have to buy or build new homes. Their work was still at the same place and they hated to break their social ties. Why not rebuild in the township?

The task was complicated by the fact that few of the residents of the village had any experience with the development of land or homes. They realized this, however, and availed themselves of the technical advice which could show them how to do what they wanted to do.

A Decision

The town officials asked the help of the State Planning and Development Commission in determining the feasibility of a new community and in preparing the plans for it, if proved feasible. The state planning agency agreed to help.

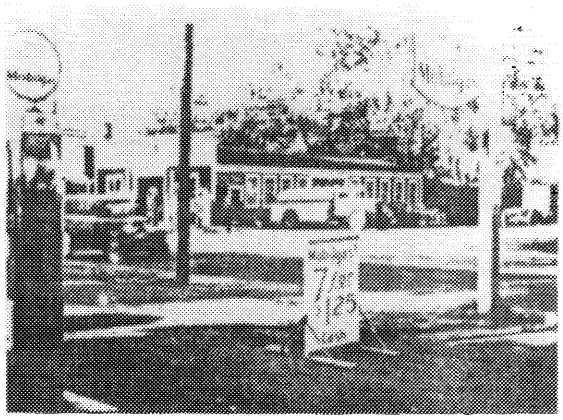
Realizing the emergency of the town's situation, the state agency was also aware of the opportunity which the town and itself had. It was possible not only to relocate the village, but in so doing to produce (1) a far superior community to the one existing and (2) an example of community planning to inspire and guide other New Hampshire towns.

Questions

Certain questions had to be answered before planning a new village. Did the village have justification for continued existence? If so, did a suitable site exist near-by for such a new community? Would compensation paid for old village property provide adequate funds for erection of a new village?

Each of these questions was finally answered in the affirmative. The townspeople had good employment. The town had a favorable tax rate, averaging less than three per cent for all property taxes (state, county and local), and during the depression had pulled itself completely out of debt.

A site, superior to the old one, was available less than a half mile away. A rough estimate of the cost of a new village and of the depreciated value of the old public facilities indicated that, if anywhere near fair value was paid by the Federal Government, the minimum required public facilities could be provided at a new site.



A scene in the old village.

Local Desire

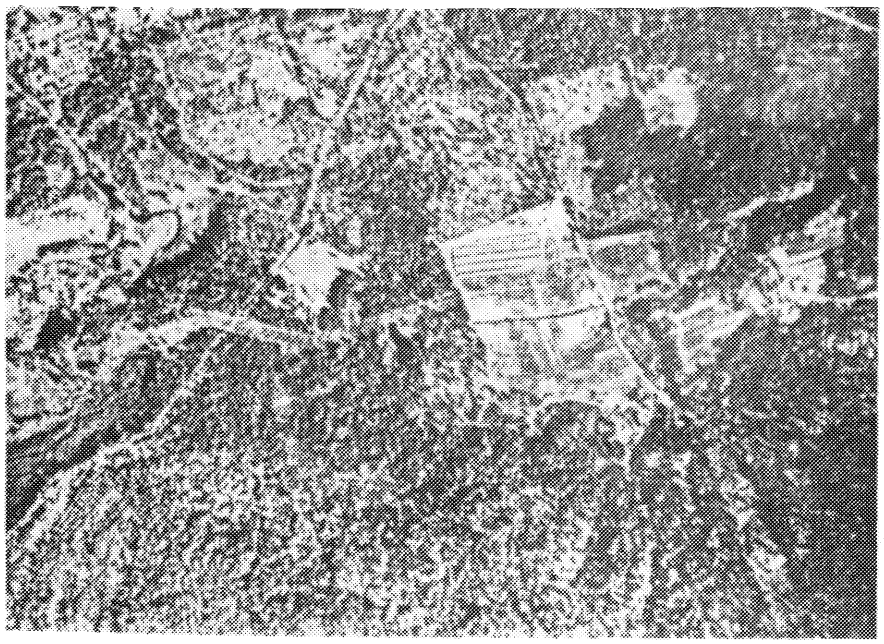
Having determined to satisfaction the feasibility of relocating the village, the next step was to determine the strength of the townspeople's desire to reëstablish their community. That desire would determine the chances for success or failure in such an attempt.

An unofficial town meeting was held in one of the town's two churches (the Town Hall was too decrepit and too small to handle the crowd). The selectmen explained the situation and what had been done to date. At their request, the State Planning Director outlined the choices open to the townspeople, expressed his conviction that a new village was feasible, but that the success or failure of such a venture depended on the desire of the people to continue the existence of their community and their willingness to put a great deal of hard work into making the new village come true.

On an expression of opinion, the large crowd of townspeople went on record unanimously in favor of reëstablishing the village. To bring this sentiment into a more concrete form, the selectmen, during the following day, made a survey of all families, asking whether they felt they could relocate. Sixty-six families out of eighty-eight gave it as their opinion that they could. The others said they would have to see what the Federal Government offered them for their present homes before deciding.

Planning Adopted

Having determined to reëstablish the village, the townspeople were confronted with another decision — whether to relocate on a



An air map of the new village site before work was started.
Note huge lumber storage yard which had to be removed.

basis of "every man for himself and the devil take the hindmost" or to carefully plan the new village so as to secure qualities of living not present in the old village. After giving the question careful thought, the townspeople decided that only a planned community would give them what they desired.

Study also showed that only a planned community would be economically feasible. If people relocated on higher ground elsewhere in the town without a plan, they would be so scattered that the cost of streets, sidewalks and a water system to serve them would be far beyond their ability to finance.

Before the decision to reëstablish the village and the agreement on a plan, the townspeople were discouraged, disunited. There was no goal to be reached or community plan to which each family could tie its planning. Some residents were planning to move elsewhere, feeling the village was going to pieces. When the plan was prepared and agreed upon, this situation changed; people were hopeful and began making their individual plans, tying in with the new village.

An evaluation of the village situation early brought a realization of the importance of building not only a new environment, but also a more vigorous, interested community with enlightened leadership. At every step, therefore, emphasis was placed on local decisions. The State Planning and Development Commission continually repeated its statement that the community plan was a suggestion only, that local discussion and decision was necessary.

Organization

Under New Hampshire statutes, the town could not undertake all the operations necessary in building the new village. For example, the town could raise money and acquire that land which was actually necessary for town streets, buildings, parks and playgrounds, but not land for homes, church and businesses. However, it was extremely desirable to assemble all land needed for the entire village site into one area, so as to simplify acquisition, surveying, planning and subdivision. Under one control it would be possible to have a unified development plan, whereas under several ownerships each subdividing and selling in competition, the village would probably have been a collection of independent real estate developments. Under one control, such bickering among developers was avoided, and thinking and action in terms of the community at large was made paramount.

For that purpose, the townspeople organized the Hill Village Improvement Association, a non-profit corporation. This agency was composed of practically the same people who make up the town meeting. Through the corporation, the people of the town supplemented the authority they had as a town meeting. Such an organization was further desirable in that it, a private agency, could accomplish things for the benefit of the town that the town meeting could not, because of either legal or political reasons.

The corporation organized, with action residing in a seven-member board of directors. None of the three town selectmen, who were actively engaged in building the new village facilities, was made an official of the corporation. This was for the reason that the selectmen as town representatives would have to deal with the board of directors on purchase of town land and other matters, and it was desirable that there be no question relative to the handling of any such transactions.

The three town selectmen and the seven directors of the corporation formed, in effect, the town planning board. The general character of recommendations was initiated by this group and submitted to the entire voting population of the town for approval.

A more cautious and careful group than the above would be hard to find. It had no experience in such matters, it knew the reestablishment of an entire functioning community was without precedent in the state, it realized that it had a definitely limited sum of money to rely on, and it wanted to build well and within the townspeople's means.

State and Federal Relations

While exercising a paternalistic interest in the welfare of unfortunate groups through-

Recent air map of the same site. Note relationship to old village at the top of the map.

out the country, the Federal Government has not exhibited a great interest in whether the settlement of the damages for property in the old village would permit the people to re-establish themselves. The townspeople feel they have a right to reëstablishment of equivalent facilities in a new village, the cost being met by the Federal Government.

In the case of the state highway relocation, the Federal Government is having the relocation planned and designed by the state highway department, let out to bid by the state and supervised by the state after the Federal Government determines the successful bidder. The cost of the relocation as well as the reimbursement to the state highway department for all expenses of planning and supervision is being met by the Federal Government.

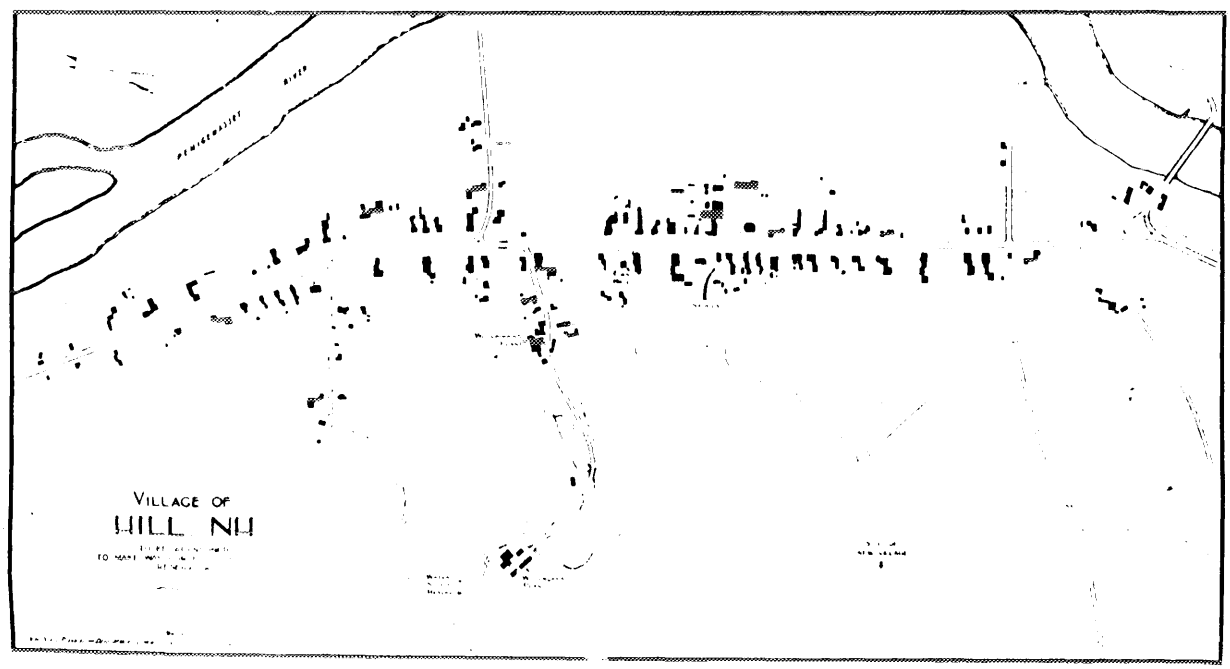
When asked to apply the same principle of reëstablishment at Federal expense to the Town of Hill, the Federal Government refused.

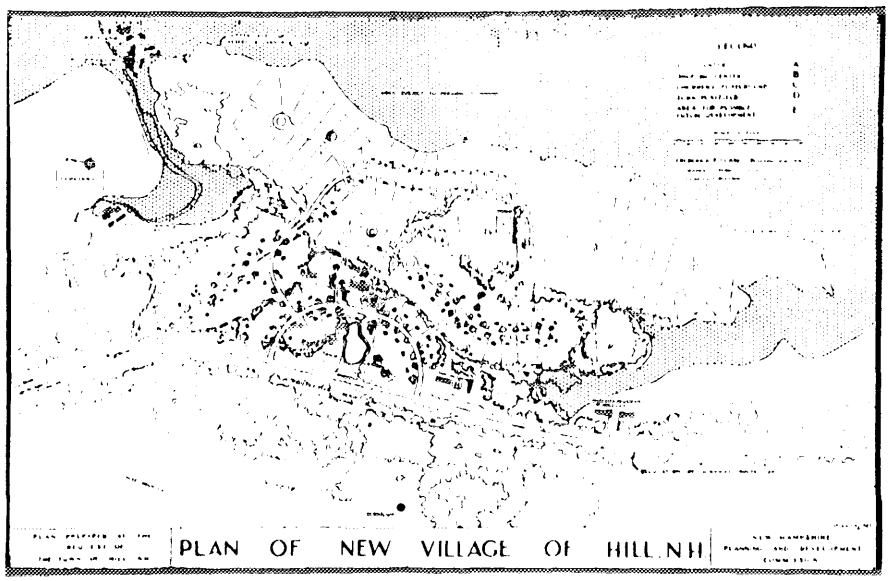
The state, which finally gave approval to the Federal plans for the reservoir, recognized a certain degree of responsibility and agreed for a period of three years to contribute up to $9000 per year to make up for such tax revenue as the town may lose from the Federal Government taking property off the tax rolls. This is not a subsidy to the town, but will merely see to it that the town does not suffer loss of revenue from an action entirely outside its control. The three-year period is intended to permit a readjustment to new conditions and a reinvestment of money in property at the new village.

Through the action of the state planning agency, the services of various state agencies were employed in the planning of the new village. These services, all of an advisory nature, included the state highway department on street design and relationship to the new state highway, state board of health on water supply and sanitation, state university on soil analysis, state forestry department on tree planting, state department of education on school design, the secretary of state's office on incorporation procedure, the public service commission on electric service, the water resources board on effect of flood control reservoir, the welfare department on the relief situation, state tax commission on financial matters, and state attorney-general's department on legal questions. These services are being made available to towns throughout the state constantly, but for the first time they were brought to bear on a single community in full measure and in coördinated form through the planning agency.

Financial Plan

The entire village is being reëstablished within the amount of money the town expects





to receive for damages to the old village, except in such cases where the town rebuilds facilities superior to those in the old area.

For example, the town has needed a new town hall for years and even had plans drawn for one a few years ago. The new town hall cost about $7000 more than received for the old buildings it replaced. The additional cost is not really a charge against the re-establishment.

Since a complete settlement with the Federal Government is not quickly accomplished, the town has had to borrow all funds necessary to build the new village facilities, the borrowings to be repaid from the damages received from the Federal settlement.

Under New Hampshire law, a town's borrowing capacity is three per cent of assessed valuation. In the case of Hill this would have produced less than $20,000, far short of needs. The town, therefore, petitioned the Governor and Council to declare that an emergency existed (under the meaning of a certain state law), to authorize the exceeding of the ordinary debt limit temporarily, and to place the state's credit behind that of the town. This was done and the town borrowed $50,000 for a period of two and one-half years to finance public facilities in the new village except for the water system. The latter was financed with $40,000 of separate twenty-year water bonds, which towns are authorized to issue outside of the ordinary debt limit.

To finance the land transaction, the Hill Village Improvement Association sold stock to all its members at twenty dollars per share and raised slightly over a thousand dollars. This paid for overhead expenses of surveying, clearing of titles and similar work.

Several banks from various parts of New England offered to finance the new village in its entirety. The corporation finally settled on a combination of three banks in the nearby city of Concord. To make a start, these banks advanced $8000, on a character loan basis, so that the corporation could buy the site. This original purchase covered ninety acres, and fifty acres additional are under option for protection and future development. The corporation, agreeing to the street layout proposed by the town selectmen, sold to the town the land it needed for streets, parks, and public buildings. The remainder was divided into half-acre lots and placed on sale. Within six months the corporation had sold or optioned all except nine lots in the original development, had fully repaid the loan and voted to use surplus income to open up additional lots.

Action Authorized

The village plans prepared and approved, the organization in existence for developing

the new village, the townspeople in town meeting March, 1940, voted to the board of selectmen all necessary authority to build the new village facilities.

Those familiar with New England town meetings may find it hard to believe, but the articles relating to the new village were adopted unanimously, perhaps the first group of articles in Hill town meeting experience to be voted without acrimonious debate. The principal reason for unanimity of action was the large number of public meetings prior to town meeting day, at which meetings every aspect and problem of building a new village was explored, explained and discussed at great length. No important point was left to be explained on town meeting day.

The Site

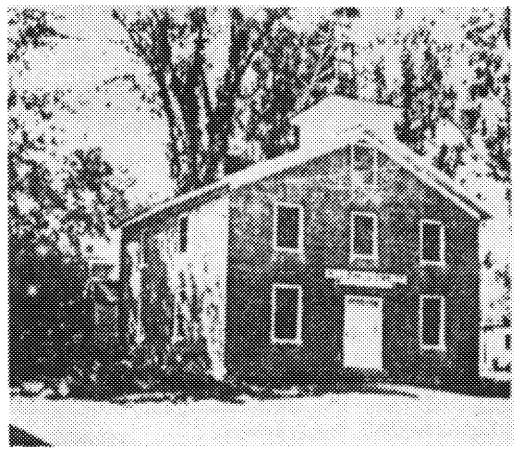
The new site is a partly wooded plateau just to the west of the old village, adjacent to the new state highway location. It has a better view of the beautiful valley in which the village is situated and is large enough to allow for a community twice as large as the old, if such ever became necessary or desirable.

The new site is partially protected from prevailing winds by a large hill to the northwest. It is surrounded on three sides by the Federally-owned reservoir basin, and on the fourth side by the new state highway with a 300-foot wide right-of-way, thereby being within a sort of "greenbelt."

If for any reason the reservoir should later be used for power storage instead of flood control, the east side of the new village site would become a waterfront. The village has been so planned that there will be publicly owned area as well as fine lots fronting on the water, should such an eventuality develop.

There were two major problems in connection with using the site selected. A lumber storage yard of the Federal Timber Salvage Administration occupied a substantial part of one residential area. A 66,000 volt power transmission line crossed directly over the site. These two can be seen readily on the air map (page 4). In selection of the site, however, it was determined that these two problems were possible of solution.

The Federal storage yard contained more than two million board feet of lumber salvaged from the hurricane-devastated forests of the near-by region.



Old town hall.

Through the efforts of the new village's managing engineer, the Federal agency cooperated by moving this lumber to a near-by railroad siding, where it had to go anyway for shipment.

The private company owning the power line had to relocate other parts of the same line immediately to the north and south, and so agreed to relocate the line around the new village. The new location was worked out in coöperation with the town and its consultants, and it has been rebuilt so that only those who know where to look for it will see it from the new village site.

Some Features of the Village Plan

Space forbids a detailed explanation of the village plan. Some of the more interesting aspects are listed below.

The relocated state highway by-passes the new village, contrasting with the old village which straddled the state highway, with homes, stores, churches, school and town hall scattered along a length of a mile. The town street system is planned to fit the irregular topography of the site and to relate satisfactorily to the new state highway.

The town shopping center is concentrated at one point along a town street parallel to the state highway. It was obviously not possible for the original village to completely support its own stores of the quality desired. Therefore, the plan located them at the junction of the main village street with the state highway, so that business from both the village and highway could be secured.

As will be noted on the accompanying plan of the village, it is possible for village residents to enter and leave the shopping center either on foot or by car without coming into contact with the main highway traffic.

To prevent straggling development and to make an attractive front yard for the village, the town has purchased a 100-foot strip of land on each side of the 100-foot state highway right-of-way for the entire distance around the village, and has incorporated it in the town park area. At the time of acquiring all the land for the community, it was possible to secure this additional land at a raw land cost, but had they waited until after the main highway was developed, the cost would have been beyond town means.

At one point along the state highway, the roadside park widens out to a large common with a pond reflecting the view of the town center at the far end. This feature has been carefully planned to make an attractive impression on the traveling public. It might be called the town "show window." Through it the town hopes to sell the idea of a town worth living in.

The town building achieves economy by combining space for the town hall, library, selectmen's office, kitchen and dining hall and garage to house the town truck and fire engine.

All mains and conduits are laid under the grass strip between the street pavement and the sidewalk, thereby eliminating the need for expensive and inconvenient ripping up of pavement for repairs.

The street layout, determined almost wholly by the topography of the site, is more economical and attractive than that of the old village. More than two and one-half miles of town street is being abandoned and only a mile and a quarter of new town street added. This reduction in length of street means not only less streets to maintain and less streets to keep clear of snow in winter, but a shorter length of public services.

New town hall and school.

Even though the new community will be more compact, no sacrifice has been made in the spaciousness desired by the townspeople. Houses are as far apart as in the old village, and lots average a half acre each.

Although the placing of the electric distribution line underground was desired by everyone, the additional expense was estimated to be far in excess of what the villagers could afford. However, considerable thought was given to the location of the pole line so as not to destroy vistas or the appearance of the town center.

The buildings of the new village are served by individual septic tanks, as was the case in the old village. Although a public sewer system was considered and desired, the lack of final settlements with the Federal Government and the consequent question as to total fund available prevented action to secure it. The village is small, not densely populated and the soil is suitable for the disposal method selected.

The old water supply, a surface source, was condemned by the State Board of Health as potentially hazardous and the new supply, from gravel-packed wells, is far superior. The new system provides better service and fire protection through a pressure of seventy-five pounds per square inch, double that in the old village.

It is planned that the reservoir of the old system, immediately adjacent to the new village on the north, will be developed for recreation use as "the old swimming hole."

The school playground will probably be the most adequate and advanced type of such facility enjoyed by any public school in the state. The town playfield will be superior to that of most towns.

Safeguarding the Plan

The townspeople recognized the necessity for action to protect the character of the new village development and took steps through both the town meeting and the corporation. The town meeting appointed a zoning commission to draw up an ordinance for adoption, and the corporation inserted several protec-

tive clauses in the deeds of the lots sold at the village site.

With the plan, and the deed restrictions holding directly to it, the new village is zoned by design. The principal protective needs are met in this manner. Through the zoning ordinance the town expects to place certain additional safeguards which might require frequent amendment, difficult in the case of deed restrictions. The deeds include provisions for architectural control and minimum cost already referred to and also provisions for the exclusion of other than residential uses in residential areas, setbacks from all property lines, minimum lot frontage of eighty feet, minimum lot size of 12,000 square feet, and a provision to prevent purchase of lots for speculation.

Homes

Each home owner in the old village is being paid for his property. With this money he can do as he pleases. He is under no obligation to rebuild in the new village. Thus the reëstablishment of the village will be a sifting process, the "deadwood" dropping out and those feeling a real community of interest remaining. It is expected that a number of new residents will be acquired, eventually surpassing the old village in population.

At the beginning it was felt that if twenty-five homes were reëstablished in the new village during the first two years, the new village would be justified. This was a conservative local viewpoint. As of this writing, fifty lots have been sold or obligated in the new village and the building of an additional town street, opening new lots, has been approved.

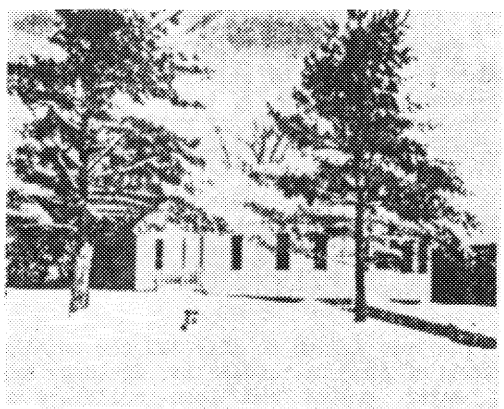
Homes are much smaller, more modern in equipment and of better design than in the old village. The corporation requires the design of each home to be in the colonial tradition and approved by the board of directors before construction can be started. To prevent shack-type construction, there is a provision for minimum cost of $2000. These requirements are incorporated in the deed to each lot.

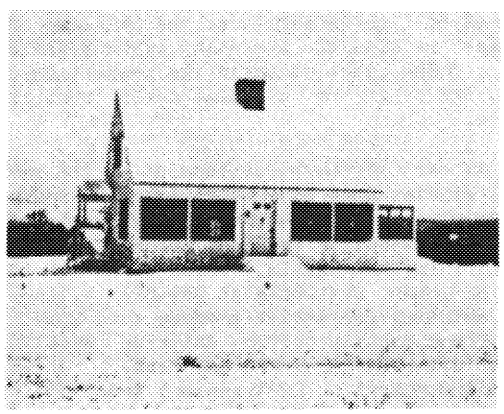
Because of the townspeople's fear of any sort of standardization, the planning and construction of each home is being handled individually. All new homes are of frame construction and average about $4500 each. A few of the better homes from the old village may be moved to sites in the new village to provide low-cost housing for the lowest income group. All so far constructed are of single-family type, although several two-family places may later be erected.

Construction

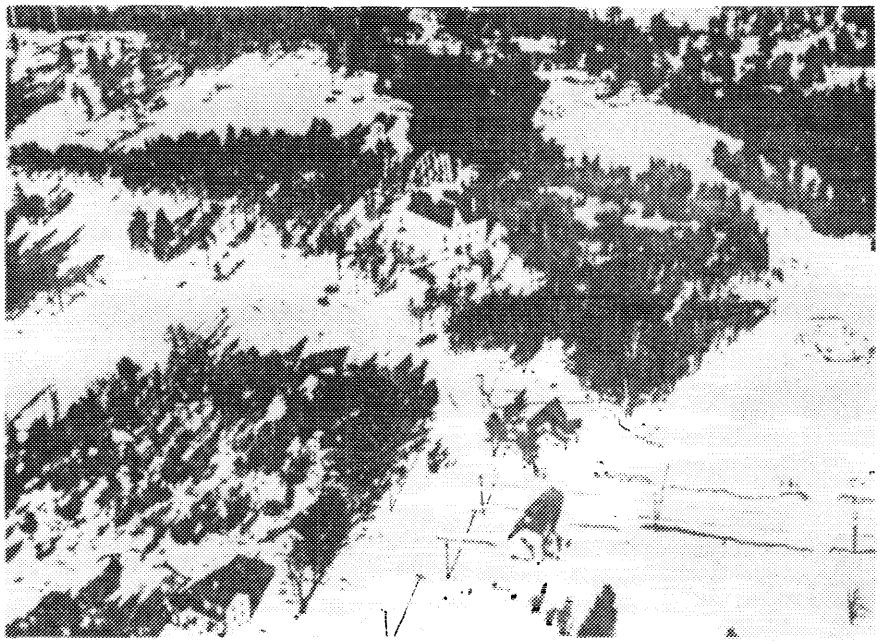
Plans for the new village were completed in February, 1940, approved in March. The site was acquired and work started in April. Streets (except for pavement) and sidewalks were completed in November and the first family moved into its new home. Water system was placed in operation in December and town buildings completed in January, 1941.

The town hall, school, streets, sidewalks, drainage, water system and homes were constructed by private contract. The clearing of the land for streets and public buildings, and the construction of the park and playground was by W.P.A. project.





Typical new homes.



Recent close-up view of new town center and residential area.

The building of the new village of Hill is in two parts — the community facilities, and the private residences and business buildings. The former was planned specifically by the town. The latter was handled by each individual as he desired and felt able to afford. Through deed restrictions, the community laid down a general framework, within which the private building had to hold, to protect the integrity of the village plan.

Industrial Development

The town's manufacturing plants will be located on the outskirts of the village and on the same side of the state highway as the homes. One plant stays in its present location, the other two establishments must relocate.

As part of the redevelopment of the village, studies were made by the State Planning and Development Commission showing the possibility of expanding existing industry, and of establishing new plants, which would fit the type of labor available at New Hill Village. The existing industries produce wood dowels, wood flour, chair parts, mattress needles, glass cutters, crutches and canes. As one newspaper put it, "The technical knowledge of the state industrial division was dumped into a common pot with the inherent Yankee acumen of the manufacturers and mixed with the hard-bitten experience of town officials." The local industries have indicated their intent to follow the recommendations in developing at the new site.

Relationship of State Planning Agency

The question of how far a state planning board should go in assisting local planning was involved in the case of Hill. It was an emergency, but the State Planning and Development Commission desired to follow a policy applicable to other communities later.

The State Planning and Development Commission is required by statute "to assist by advisement, planning by towns and cities." The request of the Town of Hill for assistance was met with an agreement to help prepare the community plan, but when accepted by the townspeople the preparation of all detailed plans was to be by architects and engineers employed by the town, at its expense. Supervision of construction was, of course, to be also by the town.

The town agreed to this and the detailed planning of streets, sidewalks, drainage system, water system and town buildings was handled by the town itself. To manage the development of the new village, the town em-

ployed an engineer from the staff of the state planning board, which agency released his services temporarily. This arrangement proved very satisfactory, since the engineer had helped prepare the town plan, and was therefore able to interpret the spirit as well as the letter of the plan to the contractors.

The great publicity attending the planning and building of the new village has awakened interest in community planning throughout the state and has brought an avalanche of requests for information on how planning might be of value to other places.

The fact that the new village of Hill is relatively small and that it is being constructed within a very short space of time, has made it possible for almost everyone in the state to visualize what community planning can accomplish.

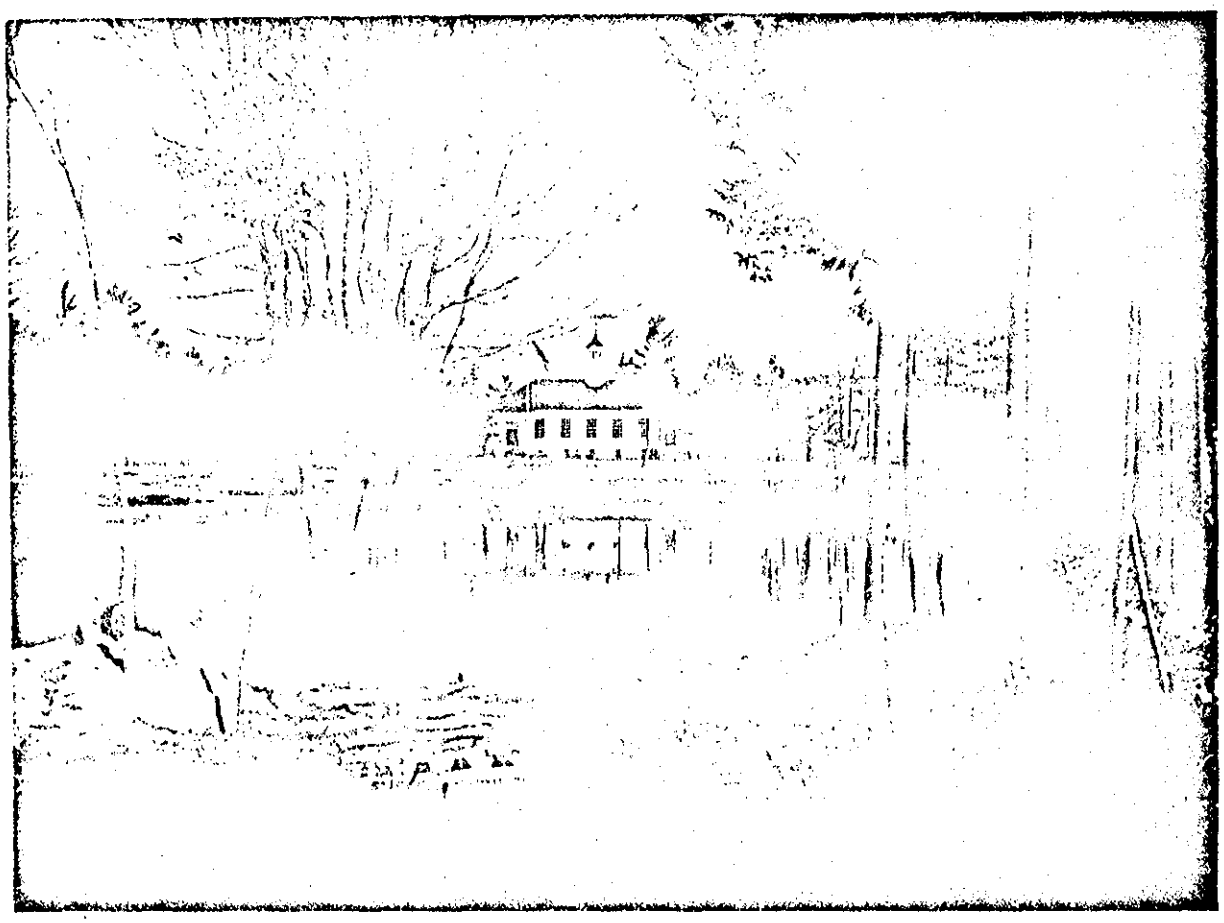
The Commission believes that the new village will probably have a considerable influence on future community planning elsewhere in the state.

A quotation from the December 15, 1940, issue of "The New Hampshire Taxpayer," published by the New Hampshire Federation of Taxpayers Associations, may be of interest as reflecting the attitude of that organization to the planned village of Hill.

"The town has demonstrated that in taking advantage of new ideas in community development, it is not necessary to sacrifice one bit in town meeting procedure. Securing the facts through the aid of trained counsel, the people then made their decisions in town meeting based on facts thus accurately obtained.... The new town of Hill, quiet, attractive, inexpensive to operate, didn't just happen. It was made to happen, by the combined effort of the individual men and women of the community, who stayed with their problem and patiently thought it through."

In Summary

On March 11, 1941, the people of Hill meet for a last time in the old town hall, adjourning to the new town hall for annual town meeting. With that act, they will symbolize the substantial completion of the program outlined in 1940 town meeting. In twelve short months they have built themselves a new home and demonstrated the value of community planning. They have also built themselves a new community spirit, which is an essential part to the successful completion and functioning of any plan.



Old Hill is gone. Looking across the reflecting pool at the town hall of new Hill, planned village where every family owns its own home, and the Government built none.

NEW HOME TOWN

By John F. Coggswell

ONE frosty evening last fall about all the residents of Hill, New Hampshire, left their new homes. They made their way over newly surfaced, winding streets, with the full moon shining through the birches, to the new town hall with the illuminated cupola that can be seen as far as Tilton, thirteen miles away. All afternoon the Ladies Circle of the newly united Congregational-Christian and Christian churches had been busy in the chromium-bedecked basement kitchen, getting ready for the monthly baked-bean supper—cold meats, baked beans, relishes, hot rolls, coleslaw, preserves and pickles, pies, cakes and coffee; all you can eat for a quarter.

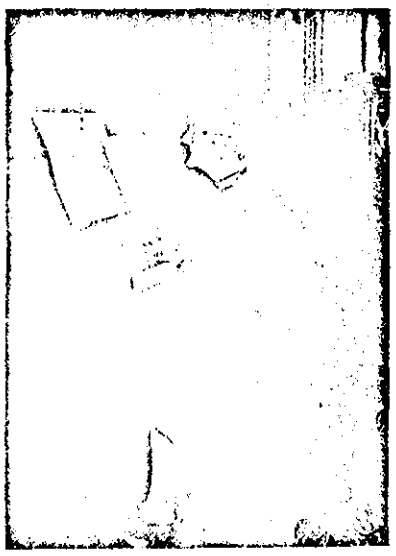
Before they seated themselves, they stood behind their chairs with bowed heads while their pastor gave humble thanks to the Lord for certain material miracles. As the prayer ended, little Mrs. White, spry for all her eighty-two years, struck up Old Hundred on the antiquated parlor melodeon that has to do until the new church is built. One and all opened their throats and praised God from whom all blessings flow. No one who heard them could doubt they meant it.

It is characteristic of the people of Hill, where everything is brand-new except friendships, that they should thank the Almighty for material things, such as sixty-odd modern-to-the-minute, gleaming white homes in a picture-post-card setting. They built those homes for themselves, asking no help from anyone, but they can't help feeling that God must have had a hand in it.

Two years ago United States Army engineers came poking around old Hill, down in the valley, strung along the main highway for a mile and a half on the bank of the Pemigewasset River, where the forebears of many of the present Hill villagers built 175 years ago. Word spread that a huge flood-control dam was to be built at Franklin Falls, five miles downstream, and the impounded waters would cover the site of the village. Today old Hill is all but wiped off the map. The next time the head-waters of the Merrimack go on a rampage, it will be flooded fathoms deep.

Photographs Taken for THE SATURDAY EVENING POST by Frank G. Jason

Mrs. White, spry at 82, struck up Old Hundred, and all praised God from whom all blessings flow.



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But the living village of Hill hasn't been wrecked, burned or drowned. More than sixty of the eighty-seven families that lived together in the old town are up on the hills in a modern, planned village. Fresh-painted homes with varicolored roofs and shutters stand along surfaced streets, among pines, spruces, birches and elms, on lots of a half acre. Every family owns its own home. Half a dozen more residences will be up and occupied come spring. Another score of lots have been bought by families who got jittery and moved to larger towns.

Last summer and fall there was a stream of visitors to the new village, which, its residents proudly assert, enjoys every modernity save dirt, noise and a jail. A Detroit college professor and his wife bought two of the best lots and will spend the summers there until the professor retires. Then they'll become permanent residents. Many others are pricing lots that are all held by the Hill Village Improvement Association, Inc., and are sold at cost plus the price of improvements. The improvement association holds land enough for 150 lots.

Reborn Hill is no ready-made collection of typed houses of the so-called model-town assemblage, put up with Government funds. It's cut to fit the families who live in it, built by them with their own money. No two houses are alike, though all are of Colonial design. Each family has built as it pleased, subject only to reasonable restrictions. The highest-priced home in the village cost less than $6000, the cheapest about $2500. Average cost has been about $3600 for house and lot, the latter accounting for from $150 to $250 of the total. The villagers received from the Federal Government only what was paid them for their condemned homes.

That it's a planned village is evident to any visitor at first glance. The first thing the town selectmen did was to go down to the state capitol and arrange a leave of absence for the State Planning Board's ace engineer, and hire him for the interval. He planned a village with wide streets following the contours of the terrain, a civic center of town hall, school and church, fronted by a park with a reflecting pool that mirrors the buildings; added playgrounds for the children, a recreation park for everybody, a separated business district, public strips behind the lots for electric and telephone wires, a town where no one would ever have to cross the main highway for anything. And the people of Hill built it.

The most astonishing thing about Hill is that there's not one single economic excuse for its existence. When the needle and glass-cutter factory that had been old Hill's support for nearly a century moved out in 1932, and the chair factory that succeeded it folded a few years later, workers got out-of-town jobs, and Hill became a bedroom settlement – except for Selectman Edward Amsden's crutch-and-cane factory, employing five workers. But all kept on living in Hill, driving back and forth to work.

A stranger wonders why, when the dam builders came in, the people of Hill didn't collect for their property and move away to the towns where they earn a living. Open almost any front door in the new Hill and you find a hint of the answer, in the shape of neat little embroidered mottoes hung in the entry halls. The framed adages express a variety of recipes for folks getting along together. For their favorite the ladies have gone to the original source, to Cato the Elder, who, 200 years before Christ, advised his fellow Romans to "always act in such a way as to secure the love of your neighbor."

"'Love thy neighbor as thyself,' eh?" I said to Mrs. Charles Willard.

"Not exactly," she explained. "It's easy enough to love good neighbors. It's a little harder to make your neighbors love you. But the people of Hill have been doing it for nearly two hundred years. Hill people are the finest neighbors in the world. That's the reason behind this new town. We just couldn't bear to think of losing such good neighbors."

Neighboring in Hill is a practical pursuit from one year's end to the other. One family's trouble is everybody's trouble, to be shared in common. Shortly before the old town was doomed, the father of a large family died suddenly. Immediately certain of the village women went into their kitchens and started cooking. Others whisked away the younger children to their homes until after the funeral. Soon the women who had been cooking converged on the bereaved household, bearing food, and stayed to take over the housekeeping. The menfolk (Continued on Page 44)

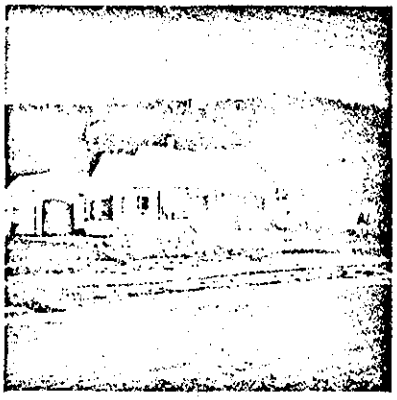
CENSORED

WILDERNESS DEFENSE, by Richard Neuberger, was removed from this space after the issue was printing, and this article substituted, at the suggestion of the Office of Censorship. The Censor admits that the basic information in Mr. Neuberger's article had been published generally in Western newspapers, that the color and black-and-white photographs used were taken under Army auspices and that data had been supplied by the War Department.

"It is altogether possible that all of this information, or a large part of it, is already in possession of the enemy, since it has previously been published," ruled the Censor. "But . . . it might be prudent to assume that the enemy has not yet assembled such a well organized picture of the situation.

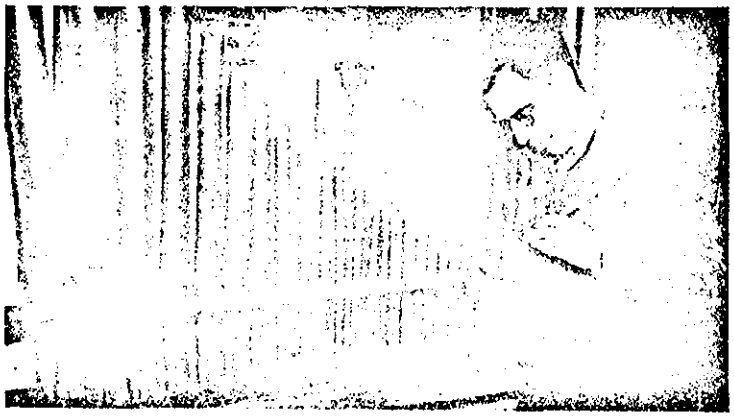
"Since the material is information authorized and published prior to the issuance of the code by this office last Thursday, you might logically question whether the article is, in fact, in conflict with that code. Neither the article, per se, nor the information in it, was in any such conflict at the time the information was gathered and prepared for publication; a great deal of the information it contains would now be in conflict, unless specifically and officially made available for publication."

Few contracted for finished homes. Most, like Adson Boyce, did their own painting, graded their own lawns.



Reborn Hill is no ready-made collection of typed houses. No two are alike, though all are Colonial in design.

Selectman Ed Amsden—reassembling the old church pipe organ—beat the real-estate speculators to options on the new site.



The sign still stands, though the village will be drowned when the Pemigewasset floods in the spring.

NEW HOME TOWN

(Continued from Page 23)

attended to all outside matters, looked after the fires and made funeral arrangements. When the family came back from the hillside cemetery the house was in apple-pie order, and the pantry well stocked. Then the family was left alone.

"Being a good neighbor means knowing when people want to be alone, just as much as knowing when they need you," said Mrs. Dana Rounds, a member of the state legislature from the district.

That has been simply routine neighborliness in Hill from the day it was settled. In the new village last fall Ed and Mrs. Amsden and the boys, Henry and Bobby, all came down with the flu at the same time. A nurse was brought up from Franklin, but she found everything under control when she got there – neighbors cooking invalid food, others taking care of the house and the patients.

"All you have to do to rally the whole town is to get sick," said Ed Amsden. "When you're better you'll find the refrigerator full of food."

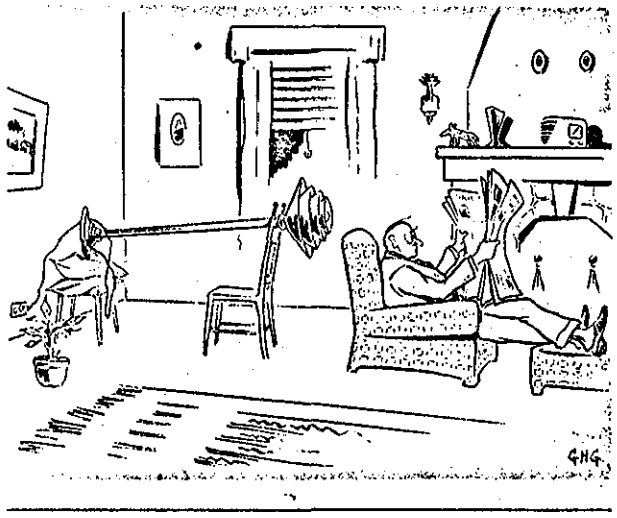
In just one activity the folks of Hill couldn't get together. They had two churches. "Huh! Congregational-Christian Church and Christian Church," snorted one of the elders. "The only difference atwixt us is that they sing David's Psalms and we sing the Psalms of David."

The Hill Village Improvement Association fixed the church matter when they planned the new village. In the civic center they left room for only one church. Government payments for the old churches will furnish cash to start building the new one. But there'll be no circulating of subscription lists to complete it. Hill citizens shell out freely, take pride in never having failed to make their quota on any drive, but they have their own method of doing it. Right in the middle of moving into their new homes they were hit by a ninety-dollar quota for the USO drive. The kitchen in the basement of the new town hall wasn't ready yet, but the ladies organized three suppers and paid off the quota.

That's the Hill village system of fund raising. They donate most of the food, prepare it, serve it and pay to eat it, and call the gross income profit. It isn't very businesslike, but it's fun. In the basement of the new town hall, where all future "feeds" will be spread, they'll be able to seat 150 comfortably.

Cornerstone of Courage

In Hill, neighborliness isn't based upon similarity of background or position. Take octogenarian Albert White, formerly a city banker, but a Hill selectman for a seventeen-year period, and young Ted Dickerson, native son, who has farmed all his life. Ed Amsden makes canes and crutches. Dana Rounds and Charles Willard manage service stations in Franklin. Adson Boyce is a needlemaker, Floyd Rounds a grocery-store manager, George Mason an antique dealer, Dana Charles an artist at placing interior wood trim. Run through the rest of the income earners and one finds mostly needlemakers and skilled mechanics. Nobody has more than a comfortable income, and comforts don't come very high in the New Hampshire hills. Nobody is exactly poor, though all have known tough sledding. Some of them got enough for their old places to pay for the new. But many were tenants in the valley, got not a cent for being forced to move, and have built their new places on FHA-guaranteed mortgages. Only a handful felt able to contract for finished homes. Most have done their own painting and graded their own lawns. Two had to sell their cars and arrange to be carried back and forth to their jobs by neighbors, to swing it. All in all, they present the usual cross section of New England small-town humanity, with the addition of a greater solidarity of viewpoint, a determination not to be forced out of their chosen way of living.



The quality of courage runs high in Hill. They needed it to build the new town. Selectmen John Huse, Ted Dickerson and Ed Amsden don't know who first thought of building a new village. Neither does Town Clerk Dana Rounds or George Mason, president of the improvement association. "Like most things that build up in a small community," Ed Amsden believes, "this started over buck fences, in the line waiting for mail at the post office, going home from church on Sunday. We had to build a new village or move away."

However it started, the idea was crystallized when the townspeople of old Hill moved through snow-banked roads to the town hall and filled the ancient structure to bulging, on the Saturday night before Christmas of '39. So many were left outside that they had to move over to the big church across the street. Fred Clark, director of the State Planning Board, was on hand to tell them of the hurdles that would have to be topped to build a new village. One after the other, they got on their feet and said what they thought.

A voice roared from the back of the room, "What's the use of talking all night? We want a new village; let's build it."

State Planner Clark stepped to the rostrum and asked that all willing to go through the grief, annoyances and plain hard work of such a project raise their hands. Every hand in the place shot up.

Many of the loudest shouters lost their nerve. But always a dogged group was determined to see the thing through. Hardly had the villagers left that first meeting when real estaters, smelling a profit, came surging in from Concord, Manchester and Boston. They began bidding for options on the lands where the village would have to be built, only to find that Ed Amsden, John Huse and Ted Dickerson had beaten them to it – they had optioned every foot of available land as individuals, not as selectmen of the town.

In New Hampshire neither a town nor its selectmen, as town officers, can deal in real estate. So the Hill Village Improvement Association was incorporated as a nonprofit corporation and the options assigned to it. After that, the association called the meetings. It is managed by a president and six trustees, all of whom serve without pay. Wet blankets fell, threatened to smother the village before it was born.

"The waters will cover just about half the taxable land values in the town," a canny villager warned. "I want to build the new village as much as anyone, but I can't afford to pay twice the taxes I am now." That was a tough wet blanket to toss aside.

Down to Concord went the selectmen, officers of the improvement association and leading citizens to see the legislature. A bill providing for turning over lands to the Federal Government for the flood-control project was in committee.

What Unity Can Do

"This is only the first of several projects," the men of Hill told the lawmakers. "Most of the rural-town taxable values are in the valleys. If you don't reimburse them for tax losses, you're going to wipe out towns every time a dam is built." The committee turned them down, but Publisher James Langley, of the Concord Monitor, threw its strength behind the villagers.

The committee reconsidered and the legislature passed the bill, with a clause reimbursing any town so hit for lost taxes up to $9000 a year, for five years.

"Man, we did some plain and fancy lobbying down there," says Selectman Dickerson.

Straight through the center of the new village ran a Public Service Corporation high-tension power line. It would have to be moved, and the power company demanded $8000 for the job. The embattled villagers moved in on the corporation officers and laid down a barrage of argument to save the $8000 that would be needed in building the new town. Legislators, businessmen and big users of power backed their demands. After a week or ten days under fire, the company threw up its hands.

"We've got work to do around here, and we can't do it with the whole state on our necks," the manager said. "Find us a right of way and we'll move the line."

Ted Dickerson and John Huse presented them with a right of way over wild lands a mile or so from the new village site.

In the center of the new village site, covering many acres, stood a mountain of hurricane lumber, put there by the Federal timber-salvage organization.

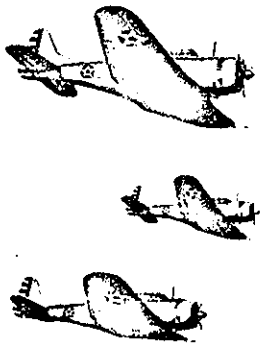
"Move it!" scoffed the head timber salvager, when Ted Dickerson jumped him in his Manchester office. "Why, man, before the red tape could be unwound your town will be under water. If building your village depends upon moving that lumber, I guess you'd better forget the whole thing."

He guessed wrong. Publisher Langley and his Monitor went to bat for the villagers again. Boston newspaper correspondents sent in stories. The villagers' fight captured editorial imagination, and the papers hit hard.

Three days of that, and the head salvage man came boiling into Hill. "Find me the labor and I'll pay them

(Continued on Page 46)

Up, America!



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(Continued from Page 44)

and have trucks here to move the lumber any time you wire me they're ready to load it," he offered.

Many a Hill man earned considerable hard cash to put into his new home.

The improvement association needed some cash for preliminary expenses. Hill citizens subscribed $1100 as a gift. When, later, the association had to have $8000 to take up the options and start selling lots, nine New Hampshire banks competed to make that small loan. They cut interest rates and offered to finance the building of the village in its entirety, with no collateral save the character of the villagers. But that wasn't necessary. In less than six months, the association paid off the loan, handed back to the subscribers the $1100 they had put up, and had working capital left.

Early in the game, the association had arranged the leave of absence for Planning Engineer Herbert Persons. Persons jumped into the job with enthusiasm; it was just the kind of chance the young man had been looking for. By the time the tax reimbursement had been made law and the power line and lumber pile moved, he had built the village built it in a plaster model. This showed in scale every lot, street, sidewalk, park and playground, even every tree and the 100-foot strips on each side of the main highway to give the town control of gas stations and billboards—there will be no billboards within the village limits.

Then the town government needed cash for buying from the association land for streets, parks, playgrounds and public buildings, and for a water system. Full cost would be $90,000, in addition to the cost of the water supply; they needed $50,000 of it right away. The dam builders had started at considerably under $40,000 offered for all town property condemned and had gradually come up to $67,000. "They, not we, made the settlement a hoss-tradin' dicker, and we've got several generations of hoss-tradin' blood in our veins," John Huse told me. "We're not settling for a while yet."

New Hampshire towns are allowed to borrow only up to 3 per cent of their assessed valuation. That limited Hill borrowings to $18,000. But the governor and council have power to authorize bigger borrowing if a town can show ability to repay.

"Certainly the money you'll get from the Federal Government will be ample to repay a fifty-thousand-dollar loan," a councilor told the Hill selectmen when they went down to see about it. "But how do we know that you fellows are capable of handling that amount of money?"

The men from Hill laid the town's financial statement before the council. Cold figures showed that, whereas the town of Hill had owed $20,000 when the depression closed down in 1929, it was free of debt and had a $3000 surplus in the treasury at the end of the 1940 fiscal year.

"We don't know how to be careless with town money," said Ed Amsden.

They got the loan, guaranteed by the state, at 1 per cent interest.

"I should try and tell you gentlemen how to handle money," the state comptroller remarked.

Then they went out after money to put in the new water-supply system. That being a self-liquidating project, and, as such, outside the debt limit, they didn't have to ask anyone except the people of the town, in town meeting assembled, for authorization to float $40,000 worth of twenty-year amortized bonds. A Boston bank got them the money at 2½ per cent interest.

"If we should take the sixty-seven thousand dollars that the Federal men are offering now, it would leave us owing only twenty-three thousand, outside of the water bonds, with every improvement put in," the selectmen told me. "That's just about the same amount of debt that we paid off during the depression. It should be easy to handle now, with everybody working. But we're not settling yet, not with the Government agents trying to get us to write off a considerable part of the value of our condemned public works as depreciation. They've softened up a lot, though, since Clarence Rayno took them over the jumps. We ought to get eighty thousand dollars before we're through, maybe."

The Hill villagers are getting a lot of satisfaction out of the Clarence Rayno episode. Over on Rayno's farm the dam builders found a hill of exactly the kind of impervious clay they needed for the core of the structure, enough right there for the whole job. They offered $200 and gradually worked up to $1000, but Clarence held out for $2000. The Federal men took the claim into Federal court on condemnation proceedings. A three-man commission, appointed by the judge, gave the farmer $2300. The flood-control agents appealed, demanding a jury. The jury awarded Rayno $7250, and that's where the matter stands now. The Federal agents don't ask for juries in New Hampshire lately.

The story of new Hill is one of swift action. The first meeting was held only two years ago. On March 11, 1941, the citizens of Hill met for the last time in the old town hall that was soon to be a heap of secondhand bricks and boards. They promptly adjourned and, in slow-moving procession, marched up the hill to reconvene in the new town building, with the new village, already a functioning community, mushrooming up around it.

Not long ago Rodney Pearson, who ran the general store in the old village, but moved away, sure that they'd never be able to swing the new one, came up to look things over. He saw the modern, compact emporium that Town Clerk Dana Rounds has built.

Rodney sighed. "Dana is smart," he mourned, "and I missed the chance of my life—one hundred, maybe one hundred and fifty families for customers, and no competition."

That's the business policy of the new village. As long as the proprietors keep prices and service right, there will be only one general store, one garage and service station, one drugstore, one of each kind of business. The improvement association can keep out undesired places.

Looking over the new village from one end to the other, no one can fail to realize that it is well planned. There's a five-foot grass strip, maintained by the town, on each side of the sidewalks. Homes are set back uniformly twenty-five feet from the inside of the strip. No house can be set closer than twenty feet to the lot lines.

It's a new village, 200 years different from the old. But already life in it has settled down, flows peacefully on just as it did down in the valley.

There's only one thing about the new village that worries some of the Hillers. They're afraid it may be too nearly perfect, too completely finished right at the start.

"If we ever find ourselves with nothing to work for together, we'll be lost," one housewife told me. "It's a good thing we left the church to the last. There'll have to be a world of suppers and concerts and entertainments to pay for it. There's always something to spend money on around a church. That church should be our salvation, in more ways than one."

Hardheaded Ed Amsden says that time after time family heads have told him that since they came up the hill they've had the doctor less than ever before. "They believe that the new site is healthier than the old," the selectman says, "but just between us, I think that everybody has been too busy and too interested to get sick, even though the flu bug did nibble on my family a bit."

Even the engineers building the new dam are ungrudging in their admiration of the Hill villagers.

"These people have found the answer to a problem that is going to confront scores of American towns when the defense emergency is over and the Government's flood-control program swings into full action," one of the engineers told me. "They're bear cats for direct action, pull no punches in going after what they must have. I can't lay a finger on a single misstep they've made. There isn't a thing I'd change about their new village, if I had to live in it. My advice to towns that will have to be abandoned in the future is that, before they throw up their hands and surrender their community life, they send representatives up to talk with the selectmen of Hill. They know the answers."

UNDER THE STAIRS

By LALIA MITCHELL THORNTON

A SMALL boy's pocket, a woman's purse,
Which is the one that's cluttered worse?
It does not matter—neither compares
With the little closet under the stairs.
Leaky rubbers and outgrown caps,
Raveled mittens and wrinkled wraps,
Maps and papers and dog-eared books,
Tennis rackets and fishing hooks,
Empty boxes and laundry bags,
Mops and dusters and cleaning rags,
Cans of polish and tubes of oil,
A withered plant in a pot of soil,
Two umbrellas, a broken cane,
A piece of glass from a windowpane,
Half-dressed dolls, and a pitcher's mitt,
Garden gloves and a camping kit,
Bits of ribbon and twine and wire,
Sticks of wood for a fireplace fire,
Corners crammed, but there still is room
For roller skates and a worn-out broom.
Something wanted and not around?
Something missing and can't be found?
Look in the place that each one shares,
Look in the closet under the stairs.

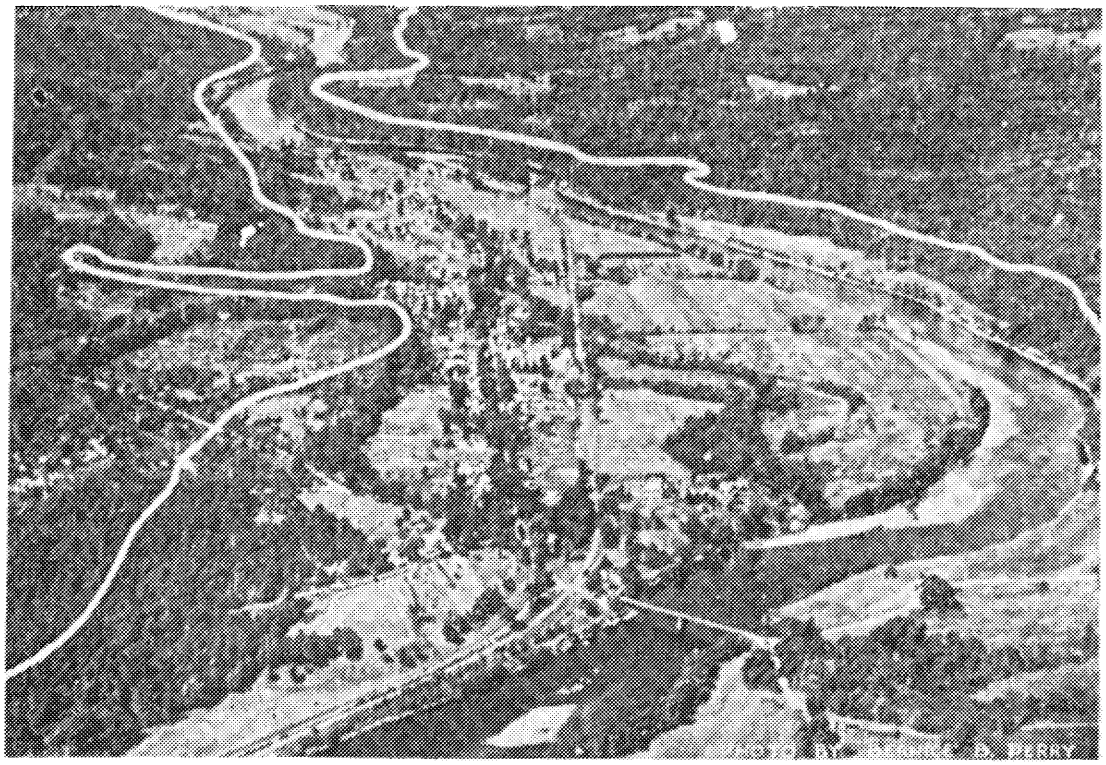
APPENDIX F

NEWSPAPER ARTICLES CONCERNING

THE RELOCATION

FROM THE SCRAPBOOK OF MRS. LEONARD KENNY

Flood Waters Eventually To Inundate This Village



White lines show what will be the shores of a large lake when flood waters are eventually backed up by the new Franklin flood control dam more than six miles to inundate the entire village of Hill, whose 450 inhabitants must vacate their homes within 18 months. The proposed new model village would be located at the extreme left of the upland shown to the left in this aerial photograph.

HILL, Dec. 23—The board of selectmen announced today that a public meeting will be held next Thursday night at 7:30 for consideration of plans for a new model village, to replace this small town which will be wiped out when the federal flood control dam is built at Franklin, six miles south of here on the Pemigewasset river.

The state planning board has drawn the tentative plans, which offer alternate schemes for construction of the proposed new community, on higher land about a half mile west of the present village.

A majority o fthe 450 residents of Hill have already signified their desire to make their homes in the new village. Chairman Edward B. Amsden of the board of selectman said that state planning board officials will be present to explain details of their plans.

United States army officials have been negotiating with townspeople for some time, now, on purchase of their holdings, but only a few have agreed to price arrangements. The state has already been called upon for aid in insuring fair compensation for property condemned to make way for the flood reservoir basin, once it is put into use.

88-Family Community of Hill, New Hampshire,

to Rise Anew and Resplendent on Another Site

7-Man Board Heads Details Of New Town

Hill Residents Name Officers and Guard Home-Rule

Tobey Aids Fight To Get Just Payments

Adopt Plans for Village; Good News from Far Points

By LEON W. ANDERSON

HILL, Jan. 11—Taking their first major step towards establishment of a new model town on a nearby plateau, residents of this doomed town today had elected leaders to handle the unusual project and adopted by-laws to insure that control of the enterprise will be kept in local hands.

This two-phased action was taken last night at a protracted meeting around an old woodstove, with many of the citizenry sitting on worn-out school desks, in the little town hall.

The townspeople, ordered by the army to abandon their homes within 18 months to make way for a $4,250,000 flood control dam at nearby Franklin, named a seven-person board of directors to handle details of the new town.

Six Men, One Woman

This board is made up of Alvah Carr, owner of a modest six-man dowel factory; Lenne C. Twombly, operator of a one-man glass cutter plant and well known as conductor of the state legislature's band for the past few years; Mrs. Dana Rounds, wife of a gasoline filling station proprietor; Angelo Fowler, assistant postmaster; George Mason, an antique dealer and former Malden, Mass., grocer; Charles Willard, meat market proprietor, and Morton Wadleigh, filling station employe.

Dana Rounds was elected secretary and Mrs. Paul Colby, whose husband conducts a garage, was named treasurer.

The directorate will meet at once to name one of their number president. The next move of their organization, officially listed as the non-profit making Hill Village Improvement Association, will be to make a down payment of $1,000 on a $5,000, 100-acre piece of land for the new town, to include hoped-for 75 homes or more.

The $[illegible],000 has already been raised by 45 home owners, who have subscribed to 51 shares of stock with a par value of $20.

Selectmen Separate

The board of selectmen, made up of Chairman Edward D. Amsden, Theodore Dickerson and John Huse, was not named to the directorate because they must represent the town in dealing with the association on details of the new town. But the shareholders voted last night that they sit in with the directors at all meetings in an advisory capacity.

This action was taken for two reasons. One because the selectmen have played the leading role so far in bringing about realization of the model town, and to insure continued aid from the state planning board, which has already given invaluable aid to the townspeople in mapping out the new community. By law, the state agency cannot do work for a privately-run organization.

The Hill citizens, fully realizing the problem they face in trying to build an entire community on what is now waste pasture land, and already engaged in a protracted battle with army engineers over alleged unjust offers for condemned homes and property, were cheered a bit last night by news that persons from Canada, New Jersey and Rhode Island had already offered to give their support.

Offer Distant Aid

Percy Terrill, who attended school here when his father, Pearl Terrill worked in a now defunct glass cutter plant, wrote from Upper Bedford, Quebec, that he would like to pitch in a few dollars to help pay the costs of the new town. Leonard Kenney of Chatham, N. J., writes that he wants to buy stock, having read about the model town in the newspapers. Kenney, who spends his summers here, said he wants to buy two shares, too.

From Irving C. Snow of Pawtucket, R. I., another summer resident, also has come a letter with enclosed cash to pay for stock in the association.

This happy repercussion to the situation came as the selectmen revealed that United States Senator Charles W. Tobey had called on the War Department to curb army appraisers for allegedly trying to browbeat the Hill home owners into selling their holdings for less than their value. The town had earlier called upon Governor Murphy to enlist state support behind the townspeople in dealing with the appraisers, and he has placed the attorney general's department at the disposal of the citizens.

The stockholders voted last night to adopt the plan for the model town, as drawn up by the planning board. Herbert C. Person, planning engineer, and Charles Blessing, assistant director of the state agency, were present to explain need for action on this matter. The state highway department, having already held up plans for a new Franklin-Bristol highway, for the benefit of the new town, wants to go ahead with the laying out of the new route. So the stockholders voted to have their town border on the new road, at the base of Huse mountain, half a mile west of the present village.

First Verbal Fireworks

The association members engaged in their first verbal fireworks of more than two months of deliberations, last night in acting upon the by-laws.

They wound up by making sure that no small group can ever control the erection of the new town, and they voted that while outsiders may contribute by stock-buying, only residents and taxpayers not living in the town may have a say about how it shall be built.

With the advice of Atty. Richard F. Upton of Concord, the seven-person directorate was given full power to make contracts and payments, and raise money, if necessary for the project. Mrs. Rounds and Fellows and Carroll Connor, retired photographer and jack-of-all-trades, had considerable to say about this matter.

They want to curb this authority, if possible, so that a four-man majority could not, possibly, upset the wishes of the stockholders. Their arguments they explained, were well meant.

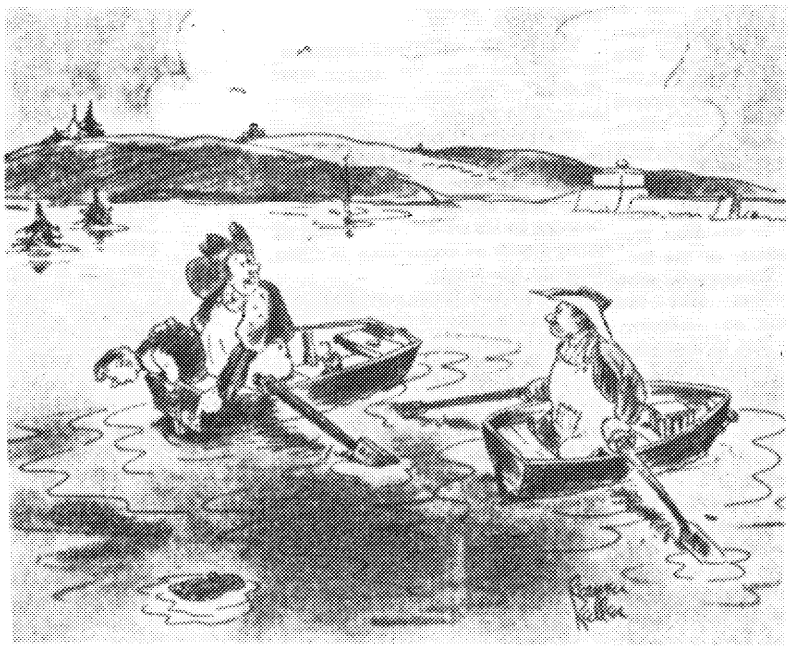
Attorney Upton pointed out that authority had to be vested with someone. The upshot was that both Fowler and Mrs. Rounds were given seats on the board of directors.

Ending misgivings on the part of some residents, the association adopted a by-law saying that stockholders can never be assessed on their stock. This issue was reported to have held up the financial support of a dozen or more citizens.

Those becoming stockholders of the association since last week's meeting were Richard L. Dearborn, Frank H. Colby, Rodney A. Pearson, Mrs. Kate Swett, Frank R. True, Clyde A. Blake, Arnold C. Blake, all of this town, and Charles A. Carr of Bristol, who sells coal in the town.

Miss Mary Musgrove, publisher of the Bristol Enterprise, and George Quimby, Manchester Union reporter-photographer were among those at last evening's meeting.

Doomed bv Vast Reservoir.



"I'm showing Hardtack where we used to live before the dam wuz built"

this is what will be doing if the dam goes down

Fifty Years Ago Hill Dam Broke

From the Bristol Enterprise, Thursday, June 6, 1918

DISASTER AT HILL

Dam gives way and flood works havoc in village.

HILL - June 3 - Suddenly, almost without warning, our quiet little village was thrown into a panic of wild excitement about 8 o'clock, Wednesday evening of last week with the breaking away of the upper cement dam on Mill brook, resulting in the loss of one life, and causing great loss of property, both public and private, including the wrecking of the power plant, the destroying of the town's water works, the principal manfacturing plants of the place, four bridges, houses, and a long strip of B.&M. R.R. track.

Night watchman Colin Jones of New England Novelty Works, discovered the leak in the dam, and telephoned the owner of the factory, Frank R. Woodward, who immediately arrived. But the conditions became so alarming that no time was lost in notifying the people who were in line of the threatening deluge.

In 15 minutes a maddening roar of water tore down the valley, between the dam and the Pemigewasset river, which is a descent of nearly 200 ft., acquiring terrible velocity on its way.

The New England Novelty works were first in its path, and this factory was torn to pieces and a good part of the same completely demolished. The house of F. R. Woodward occupied by Eugene C. Smith and family was next struck by the awful onrush of water, and completely carried away, and destroyed in its course, Mr. Smith and family losing all their household and personal property. Their daughter Fannie who was alone, barely escaped with her life. The waters overwhelmed the property of the Geo. H. Adams Needle Co., carrying away a wing 75 ft. long and 25 wide from this plant.

The three tenement house owned by Attorney R. M. Wright was struck by the flood and broken in two. These tenements were occupied by Harris Foster, Wm. Kenney, and Burness Swett with their families. Mr. and Mrs. Foster and daughter, too, lost everything, just escaping before the house was torn away.

Mr. Kenney's aged mother, 92 years old, who was in his home, was torn from the arms of her son, in his attempt to rescue her and met death, being carried away to the plains below, where her body was found the following morning. Mr. Kenney and Mr. Swett were also thrown into the swirling flood, in their vain attempt to rescue Mrs. Kenney, being swept down the stream for some ways.

The house owned and occupied by Mr. and Mrs. Joel Dufur was flooded, as was also the one owned by Edd Ferrin.

The highway bridge below on the main street of the village was taken and also the blacksmith shop and garage near, leaving nothing in its wild rush, cutting a wide swath of more than a mile through the town.

The railroad track just north of Hill station was washed out for 150 feet and the bridge swept away. Sections of both rails and sleepers were taken bodily and carried to the meadow and wound around a tree, the rails breaking in some cases and bending in others. A wrecking gang from Concord at once commenced the repair of the bridge, which was completed Sunday afternoon. Up to that time train service was carried on by running trains to the washout and carrying by the passengers.

Reaching the intervale the flood spread, washing the field and ruining the planted crops, burying them in debris down to the banks of the river where it emptied itself.

Over the whole flood-swept territory was strewn furniture of all kinds, pianos, wrecks of automobiles, great castings, shaftings and pulleys, whole hardwood floors, articles of clothing, together with every kind of wreckage. Miles below on the river banks much has been found.

It has been estimated that $100,000 will not cover the pecuniary loss sustained, with which must be considered the complete stoppage of business in the plants affected.

The dam was a concrete structure about 100 ft. wide and 45 ft. high and has been said to be the highest dam in New England. It was built about six years ago by F. R. Woodward and furnished power for the Novelty Shop, Needle Factory and electric lighting plant.

Eugene Smith, who was living in Mr. Woodward's cottage house that was washed away, was buying the home on the instalment plan. He lost everything, including $200 in cash $200 in Liberty Bonds and a lot of War Savings Stamps.

The town has been without water and has been in darkness since the disaster, and telephone service greatly crippled.

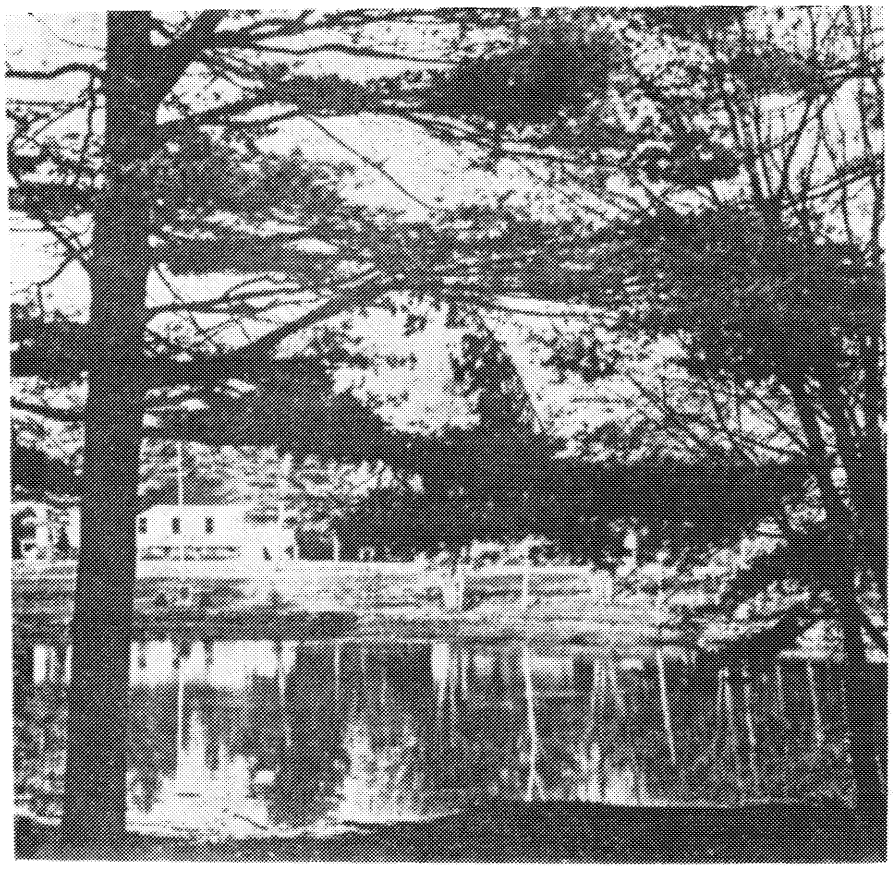
The selectmen immediately constructed a temporary bridge across the brook so traffic was carried on up the valley after a few hours, and the public water service is to be put into condition for use very soon.

The Red Cross society has been giving aid to the sufferers and homeless.

The devastation has been visited on the previous days, the street being lined with automobiles day after day, people coming from many states to the scene.

Although the whole village is saddened, much thankfulness is expressed in the wonderful escape from loss of life. If the calamity were inevitable no more opportune hour could have been chosen, for had it come during labor hours, to clear the factories of their employees would have been impossible, and if later in the night, after people had retired, a great loss of life would have followed.

The Adams Needle Co. are making strenuous efforts to resume business at once, and Mr. F. R. Woodward has already laid plans to reestablish his business. About 50 hands were employed by the Novelty works and 100 by the needle factory. The torrent lasted only about one hour.



Reflections Of Today's Hill

By DIXIE BROWN

HILL — Oaks and maples still stand, tall and graceful along Main Street of old Hill.

A profusion of new grass carpets old, filled-in foundations, concealing all but a few signs of the village abandoned and levelled for the construction of Franklin Dam in the early 1940s.

Grace Colby, town clerk of the new Hill that was constructed about a mile from the old on higher land, remembered landmarks last week on a drive down the bumpy old Main Street.

"It was a very friendly town," said Mrs. Colby, she was married to Roy F. Colby.

"It was laid out along one street — a grocery store, a drugstore with a soda fountain, not like the ones we have now."

"That was the gas station," she said, pointing to a concrete foundation still bearing bits of orange paint.

Gnarled apple trees were blooming in what used to be back yards.

The Pemigewasset River wound down a flat, grassy valley filled with the tall trunks of trees killed by high waters.

A book called The Story of Hill, New Hampshire, written in 1942 by Dan Stiles, describes the an entire town decided not to disperse but to band together and relocate as a group.

With the help of Frederick P. Clark, director of the then-new N.H. Planning and Development Commission, the town approved a plan for a model village, the streets of which follow the contour of the land and main living area of which is removed from the noise and dangers of N.H. 11.

Edward D. Amsden, still a resident of Hill, was a selectman at the time. He described last week how a non-profit corporation was formed called the Hill Village Improvement Association Inc.

The corporation bought 85 acres of land and sold half-acre lots for an average of $200 each.

Streets, sidewalks, bridges and water systems in the old village were sold to the federal government, which also paid individual homeowners for the replacement value, minus depreciation, of their houses.

Leafy Road In Old Hill

Recalling the old town, Amsden said, "It was a one-horse town in the best sense, close-knit, mainly through the church and the Grange.

"They made their own fun — neighborhood picnics and all that. Without radio or TV there was more community effort. We'd have snowshow parties in the winter and everyone from 8 to 80 would get on snowshoes. Today, age-groups separate out more than they did.

"The only social life in the town now is church. People go their own way pretty much as they do in the city."

Dog-Lover Ann Clement

Ann Clement, who has lived in Hill seven years with her husband Stephen and their daughters, Laurie, 15, and Lynn, 13, loves the village.

Working on the Bicentennial with her husband, Mrs. Clement has gotten help from people of all ages.

The Clements have found the little town an ideal place for bringing up children and pets.

"We did not want to bring our children up in the city. I think they're much closer to the life in town and to us because of being right here."

Mrs. Clement also feels boys and girls tend to play together more in Hill than elsewhere, breaking down sex barriers as well as those of age. "Here, you need both to make a team," she laughed.

In 1973 Lynn Clement won the most valuable football player trophy. "No one got upset because a girl won it."

Best of all are the safety and closeness of Hill, for Mrs. Clement. "If I had a problem I could call anyone in town and get assistance or advice.

"Both my husband and I believe in getting involved," she said, mentioning the neighborhood cookouts and baseball games that help make up the local social life."

Her words sound remarkably like the conclusion of Stiles' 1942 description of Hill.

"The feeling of neighborliness has been intensified in Hill by the building of the new village. There are almost no people in Hill who live on fringes of community life; all participate. . . It may be this unusually-warm munity spirit may grad dissipate, but Hill folks d think so."

TOWN AWAITS DOOM BY FLOOD CONTROL DAM

Continued From First Page

Announcement this morning, however, that Governor Francis P. Murphy intended to fight the government proposal to take the territory by right of eminent domain for the proposed dam renews the feeling of uncertainty. The Governor's threat gives a feeling here that another indefinite delay must be looked for before any definite action is taken by the federal government. Everything has been at a standstill in this village, while the population waited for the State and federal authorities to adjust differences.

While a large number of property owners have been resigned to the thought that their homes, businesses and lands will be blotted out by the proposed dam, and have been looking about for new communities in which to locate, there are those who have not given up hope that the proposal would never go through. Today's situation has set the community agog again and developments will be earnestly followed in the controversy between the Governor and the flood control department of the federal government.

Population Dropping

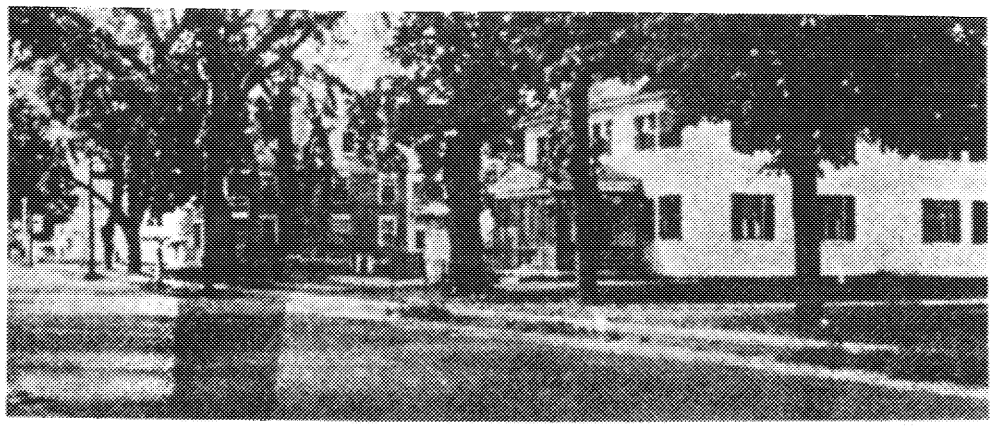
The town of Hill, whose population was formerly around 600, was 468 in 1930, and is now lower. The village formerly had a thriving glass cutter manufactory. The building now is being used for shingle manufacturing. There was also a successful needle factory, which has been abandoned. A successful crutch factory and a wood working factory are left.

These last factories are on high ground, not within the area to be flooded. On the hills in the western part of the town there are many fine summer homes and several good farms, but the territory marked for flooding by the dam takes so much of the developed and residential part that there would not be enough left to have a successful township.

Churches, schools, hotels, garages, stores, halls, one factory, postoffice, a portion of the White Mountain State road and other roads, the public water system and electric system are a few of the important objects in line for abandonment.

On the Pemigewasset River, below Hill, are the Golden Rule Farm, a charitable institution for boys; the Forest Vale Camp for girls, the Bonnie Brae Cabins, several summer cottages and farms, which would all be wiped out.

Hill: The town that moved



The main street of the old Hill village

Thirty thousand acres were granted in 1754 to form the Town of New Chester and little did the original grantees know the future would hold a change in name and a major move of the village from the low lands to the plateau.

Most of the syndicate of grantees came from Chester, thence the name New Chester.

More than 100 years later New Hampshire had a governor named Isaac Hill and in the minds of some his name should be carried on forever. It stimulated quite a battle, a battle which is still discussed today. But the powers that be prevailed and New Chester was renamed Hill. The renaming was a trauma, but further down the line was to be an experience of greater trauma...the moving of the village.

In 1936, this area experienced a flood and the lower village felt its impact as it was nestled along the lowlands. This stimulated quiet talk of moving to a new village, and the loss of 40 percent of taxable property.

Talk continued, but cool minds prevailed as the dam in Franklin was officially started in July 1939 by the Army Corps of Engineers and the realities of flood waters got closer to home.

By January 1940 the folks in the lower village were banding together and making plans to move, the moving operation starting in March 1940. Some of the old New England homesteads were inched up the hill by horse

completed by June 1941.

Instead of the possibility of suits and countersuits with the Federal government over land takings, the people of the lower village saw an opportunity and accepted it.

For nearly three-quarters of a century the tiny village of Hill witnessed the rise and decline of one of New Hampshire's earliest and most prestigious industries, needlemaking.

At the turn of this century, Hill was one of five New Hampshire communities with a factory producing sewing machine needles, so much in demand by New England's booming textile industry. In 1973, the National Needle Co., the last of Hill's long line of needle manufacturers, closed its doors, although the company had not produced a needle since the early post World War II era.

In 1900 Frank R. Woodward owned and operated the first known needle-making factory in Hill, later known as the George H. Adams and Co. The Hill factory produced a type of knitting needle called the latch needle, whose US patent Franklin industrialist Walter Aiken had acquired in 1864 after prolonged and expensive litigation.

Except for a few old timers, little has survived telling us of factory life in Hill during the early years of this century.

One such old timer is Mrs. Corinne (Colby) Horrigan, an 89-year-old resident of Peabody Nursing Home, Franklin who can still vividly recall her first job working in Hill's first known needlemaking factory. "At fifteen I was the youngest girl working there," recalled Mrs. Horrigan, whose three year stay at the Hill factory initiated a forty seven year career working at various needlemaking factories in the Franklin-Laconia area.

"I believe my mother was the one who wanted to move down from Hill Center to the Village, so she could be closer to things," described Mrs. Horrigan, whose father gave up farming to become a tool machinist in the Village. "I really missed the farm. the frail, chair-ridden lady added. "It was my home, you know,"

At the factory Mrs. Horrigan hand ground latch needles, an assembled needle of two parts, an improvement over its earlier one piece counter-part the spring beard needle. Later on, she also operated the machinery that was soon to make her hand craftsmanship obsolete.

"What I particularly liked about grinding needles by hand was the rythm of the work," Mrs. Horrigan continued, taking a few moments to gather her thoughts. "I could pace my work as I liked. Not so with a machine," she added. According to Mrs. Horrigan, most of the factory workers were women, "the ones who did the finer work," while a few men maintained the machinery.

Mrs. Horrigan used to arrive for work at seven in the morning every weekday, occasionally on Saturdays when there were rush jobs. "It used to be we had to work nine hours a day," she remarked. "Then a new law changed it to eight hours. The boss was pretty careful to keep it at that."

Mrs. Horrigan, although she can no longer recall exactly how much salary she received, seems to have enjoyed her work. "For three years I was the only latch needle grinder there," she declared with pride, leaning forward to give emphasis to her words. "But I guess I had just about run my limit when the machines came in."

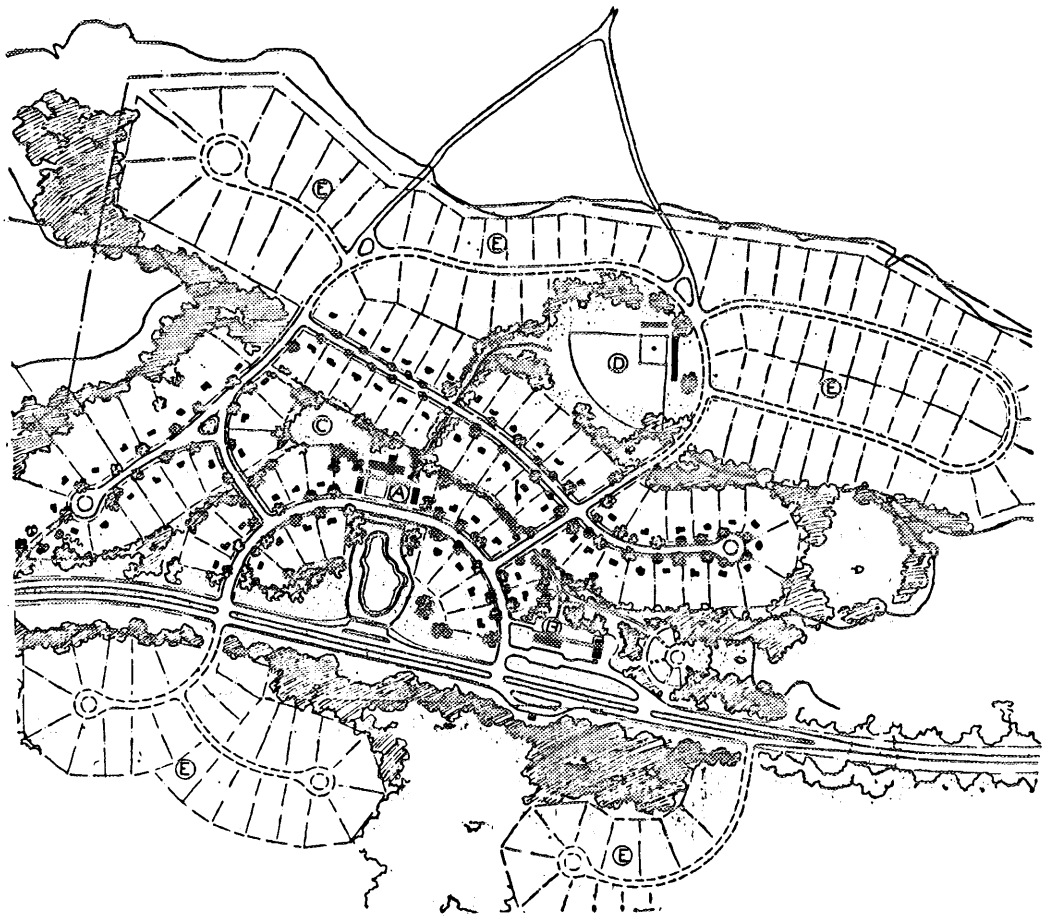
By 1914, due to a reduction in government tariffs, the German made latch needle had become the standard for the American sewing industry. Representing the Hill Company then owned by George H. Adams, factory manager Jean M. Shaw, a later Franklin insurance company owner, successfully persuaded US Congress to raise tariff barriers just before WWI ended German imports. Aided by the ensuing war effort, the American needlemaking industry prospered well into the early 20s.

By 1921 the number of needle companies in New Hampshire had reached a maximum of ten, declining to four in 1933. At present there are no needlemaking factories still operative in the Franklin area.

The rise of mid twentieth century synthetic fabrics demanded a smoothness of finish and fineness of dimension in needlemaking considered impossible by earlier needlemakers. More sophisticated engineering, newer machinery and greater capital, combined in larger, yet more concentrated manufacturing units, left the remnants of early New Hampshire needlemaking factories obsolete.

But the contribution made to the bicentennial industrial history of America by needlemaking companies, such as the one in Hill, is undeniable, having reached deep into American homelife.

Street Layout For Hill's Model Town Sanctioned



Here is the layout of Hill's new model town, the streets layout of which was approved by the residents of the community last night. (A) is where the civic square will be located; (B) the shopping center; (C) the playground; (D) town playfield, including baseball and football areas; (E) across the new $500,000 highway, for possible future developments.

Village, Covered By Flood, to Rebuild

HILL, N. H., Dec. 29—(AP)—A seven-man committee, headed by Chairman Edward B. Amsden of the Board of Selectmen, launched a drive today to establish a new model village to replace the present Village of Hill, which is threatened with extinction because of a Federal flood control project.

Citizens of Hill voted overwhelmingly last night in favor of the model village and the committee was appointed to draw up incorporation papers and to buy 100 acres of land for the new village site beside a nearby mountain.

Prepare to Quit Doomed Village

New Hampshire Folk Will Get Model Town in Flood Control Plan

HILL, N. H. (AP)—Springtime is moving time, but the housewives of this village will wait a few more months before crating dishes and bric-a-brac for a mass evacuation.

The advent of weather suitable for construction work will mark the birth of a new model town to replace the 172-year-old community, doomed by a flood control project.

Nine miles to the south, at Franklin Falls, the Federal government is building against the menace of floods. In time, waters backed up by a huge dam in the Pemigewasset River will cover most of the present village area in freshet seasons, according to army engineers.

There are about 76 homes in Hill, and 450 residents. A corporation of citizens has been formed as well as a finance committee to handle the task of moving an entire community.

U. S. to Pay for Homes

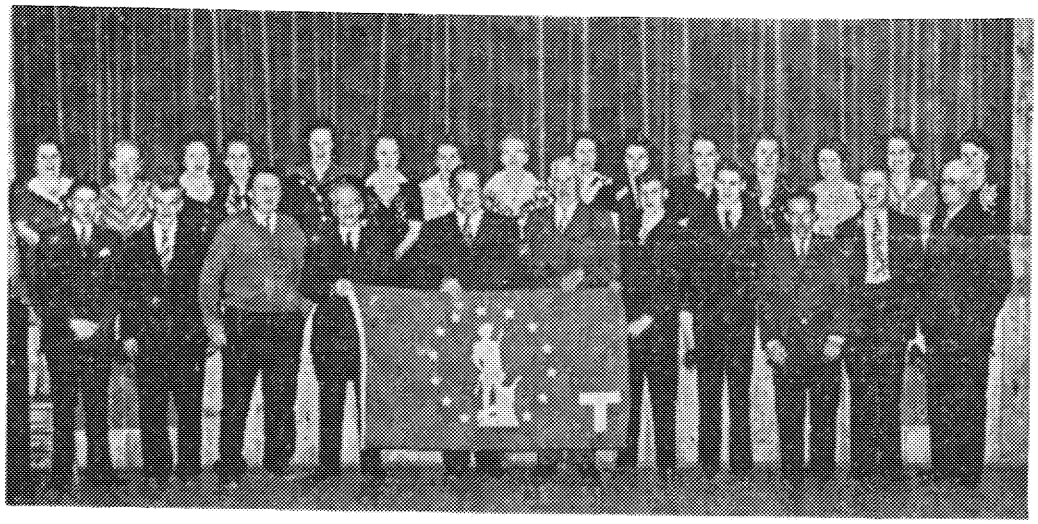
Each home owner will be paid for his old house by the Federal government; thus, he can build a new home after buying a lot—varying in price from $200 to $300—from the corporation. The town estimates it will cost from $80,000 to $100,000 to lay out new streets, erect new town buildings and get under way again as a municipality.

Although it is anticipated the whole expense will be borne by the Federal government, the selectmen have received authorization from Governor Murphy to borrow up to $50,000 to finance the job.

Streets will be laid out with grass strips along the roadway so that repairs to sewers and water pipes will not result in tearing up the highway. There will be residential and business zones, and plenty of shade trees.

Hill Industry Grows From One Man to 27

Needle Factory Busy on War Contracts, Flies T Flag



A one-man industry in the tiny town of Hill in four years has become a thriving war plant employing 27 people and has solved at least one bottleneck. It is the National Needle company, owned by Lenne C. Twombly, now making needles which formerly were manufactured principally in England. The company's personnel, pictured above with the Treasury Department's "T" flag, has a record of everyone investing at least 10 per cent of their pay in War Bonds.

HILL, Nov. 30 — This little town of less than 500 population, highly publicized during the past two years as New Hampshire's "model village", has gone to war. It now is the site of an essential war industry.

In 1940, the town of Hill was slated to be wiped off the map by federal flood control operations at Franklin Falls. The history of the Hill Village Improvement association now is well known in national planning circles. The association enlisted the aid of the state Planning and Development Commission. A new village site was selected high above the flood control basin, and new homes were built on carefully planned landscapes.

One-Man Industry Grows

One of the major problems was that of keeping the town's industries from leaving, in order to give economic health to the little community. Not only was that done, but a little one-man industry has grown in size until it now employs 27 people.

The new industry is the National Needle company, owned by Lenne C. Twombly, doorkeeper of the state House of Representatives, and his son, John, former orchestra leader.

In 1937 the machinery which formed the nucleus of the National Needle company was purchased from the defunct Nevins Needle company. The equipment was moved to a small upstairs room in the old Adams Needle factory, where the elder Mr. Twombly worked alone filling orders for special needles.

Within two years, orders had begun to come in for mattress needles, a product which always had been imported from England. At no time, however, did Mr. Twombly employ more than three men, and one of them was Charles Sleeper, former superintendent of the Adams Needle company.

By January, 1941, business reached the point where more help was needed, so John Twombly, conductor of the Johnny Howard orchestra, decided to give up his musical profession to help his father. Together they expanded the little one-room factory to employ seven men.

Moves to New Factory

When the flood control project neared completion at Franklin Falls in the summer of 1941, it became necessary for the little plant either to close its doors or to seek a new location. In November the National Needle company moved to a new factory built on Commercial Row. Its new quarters are a two and one-half story building.

Their present prosperity began just a year ago. At that time, the Office of Production Management was seeking to interest small manufacturers in sub-contracts under the preparedness program. The Twomblys visited OPM's Victory Train at Berlin, and found a product similar to that they were making. They made a trip to the Army's Quartermaster Depot at Philadelphia, and government contracts followed. The company began to manufacture upholsterers needles, used in the manufacture of airplanes.

Successful completion of the initial contract led to a new contract for the production of sailmakers needles. A New York importer, unable to get the needles from England, signed up the National Needle company to supply the needs of the Army, Navy and Maritime Commission. Through these negotiations, a product previously unknown to American manufacturers now is being turned out in mass quantities by the little factory in Hill.

Now Employ 27

The Twomblys now employ 27 men and women, and are running at capacity. Early this year, the factory was operating two shifts, but new machinery was obtained, and the two shifts were combined into one. Most of the town's available labor supply has been absorbed, but there are afew names on the waiting list, which will be

What Bursting Dam Did to House

One of these pictures shows a part of the third floor of the house in the other picture, which was wrecked at Hill, N. H. The dormer window section was carried by the flood about a qua a mile down the hill. The owners house are seen standing in front o vagrant bedchamber. Photos by Williams of the Post staff.

Friday, October 22, was a red letter day in Franklin with the dedication of the flood control dam which has been in the making for the past four years at a cost of nearly $8,000,000. About 500 people, including many local citizens and visiting dignitaries, were on hand Friday noon to witness the dedication ceremonies of the first unit of a system of flood control reservoirs for the Merrimack River Basin, authorized by the Flood Control Act of 1936.

Shortly after noon, upon the arrival of New Hampshire's chief executive, Governor Robert O. Blood, the procession formed in front of the engineers' headquarters and marched to the cen-

Franklin Flood Control Dam Dedicated

(Continued from page one)

ter of the top of the dam where the opening ceremonies were held. Red, white and blue bunting decorated the line of march and the speakers' stand.

The Franklin High School Band led the parade followed by the colors carried by a color guard from the Third Company of the N. H. S. G. Next in line was Governor Blood accompanied by Mayor Henry J. Proulx, Col. George W. Gillette, New England Division Engineer; Lt. Col. Bruce D. Rindlaub, Boston District Engineer; Lt. Col. Joseph Markle and Lt. Col. S. G. Neff, Executive Assistant Engineers, New England Division; Col. H. P. Dunbar, executive officer, Boston District and Lt. Col. S. S. Dennis, executive officer, N. E. Division. Following this group were President John F. Coleman; Treasurer William J. Coleman of Coleman Brothers, Inc., of Boston; Frank Carboine, Assistant Area Engineer, Boston Area; E. H. Rice, Assistant Operations Officer on Flood Control; John Allen, Chief of the Engineering Division, Boston; Office Manager Charles Hennessey and Superintendent William A. Kearns of Coleman Brothers, Alfred Harriman, Resident Engineer, and Howard W. Garand of The Journal-Transcript office.

As the head of the procession reached the circular drive, in the center of which was the new flag pole, the initial part of the program took place. President John F. Coleman, addressing the assembly over the public address system, presented an American flag in memory of his father, founder of the company, the late John F. Coleman. The Star Spangled Banner was played by the band with Ralph Manchester, soloist. As the words floated out on the breeze, President Coleman slowly raised the flag to the top of the pole. The color guard, in charge of Sgt. Lloyd Dunlap, was composed of Privates First Class Stephen Barnaby, Paul LaRoche, John Sayewich and Gordon Sargent, N. H. S. G., standing at attention directly in front of the pole.

Mayor Proulx was the first speaker and briefly expressed the appreciation of the city for the dam, the people which it had brought here and the harmonious dealing in all phases of the work through the four years. Governor Blood spoke of the great advantages to be derived by the whole Merrimack River Valley because of the dam.

Lt. Col. Rindlaub accepted the flag and pole for the Government and the United States Engineers under whose supervision the dam was built. Following the flag ceremony, the group entered the control house where more than 250 chairs were placed for the spectators. The speakers' platform, covered with bunting and a large U. S. E. D. flag, was set up in front of a gigantic American flag, 30x40 feet, which hung from the ceiling.

John Coleman acted as master of ceremonies and greeted the guests. Those sitting on the platform were: Alfred Harriman, resident engineer; George A. Hyland, Commissioner of Public Works in Boston, representing Mayor Tobin; Lt. Col. Dennis, Lt. Col. Markle, Lt. Col. Neff; Walter White, acting chairman of N. H. Water Resources Board; Governor Blood, Mayor Proulx, Mrs. John F. Coleman; John S. B. Davie, N. H. Commissioner of Labor; W. F. Uhl, consulting engineer; John Coleman and Rev. Father Dawson of Sharon.

Lt. Herbert W. Whitney and Mr Whitney were on hand for the event "Whit" happened to be on leave a was able to take in the dedication.

A steward from the Hotel Manger Boston presided in one part of the h

Following the party at the Dam Webster Inn, Mrs. John F. Colema her two sons, William and John a their families and close friends, w guests of Harry and Eleanor Ford their farm at Webster Lake. Mr. Fo by the way, sells construction equi ment for the Barber-Greene Co. a recently bought the place owned by M Hulday Miles at the lake.

It was at the Ford party that "Ski Flynn's past became known. "Ski at one time was a singer with Pa Whiteman and his band.

John and Bill Coleman put on th special number, "Me and My Shado at the Fords'.

Ralph Manchester sang many favorites and Carl Purrington acco panied him at the piano at this "ov time" party.

"A great time was had by all."

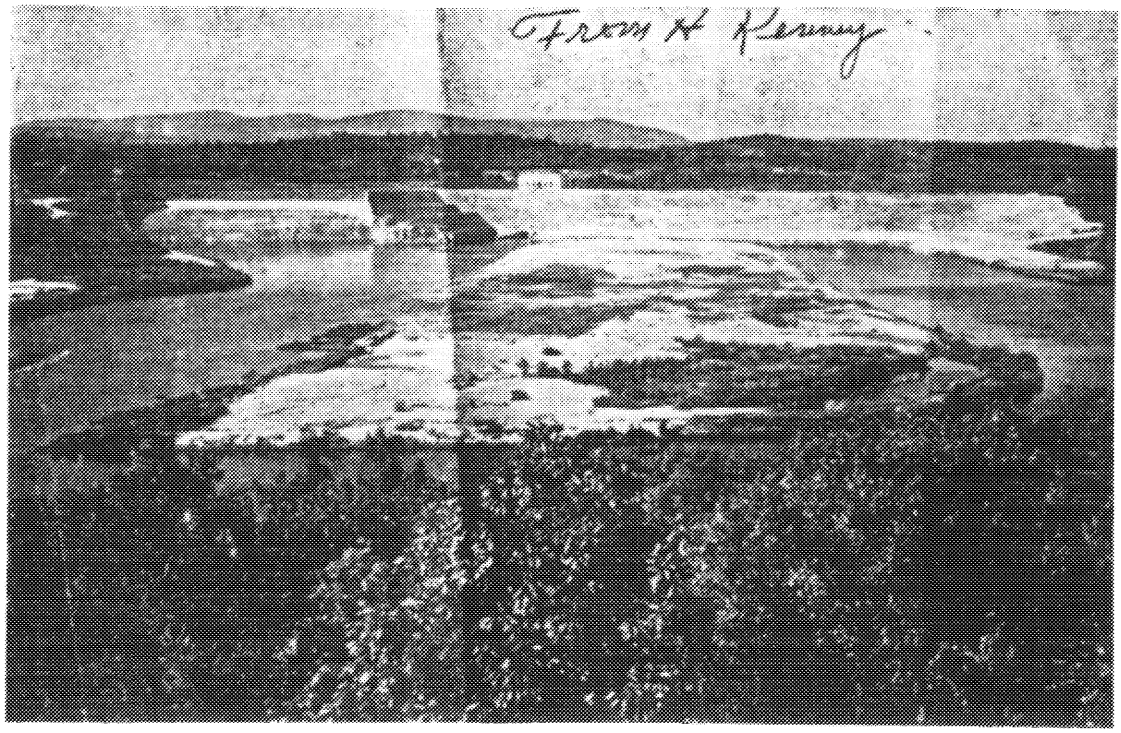
Up to Attorney General.

Gov. Francis P. Murphy Wednesday referred to the office of the attorney general complaints of property owners of Hill that the federal government proposes to pay less than the property actually is worth.

Similar charges are that prices offered for public buildings will not permit their replacement.

The governor issued no direct statement but did let it be known that the whole matter has been referred to the attorney general. It is understood that no steps toward intervention have been taken, largely because officials of the attorney general's office were busy before the Supreme Court. It is understood, however, that the attorney general's office will give the matter of land payments careful study.

Franklin Falls Flood Control Dam on Pemigewasset River



(Courtesy The District Engineer, U. S. Engineers Office, Boston, Mass.)

This view taken from the downstream side, shows the entire 1,740-foot dam with control house in center. River on the left is the diverted water after it comes through the two conduits. On the right is the old, natural course of the river, now only a backwater. The photograph was taken from approximately the spot formerly known as the "Meadows" and was noted for its pickerel and horned pout fishing.

Flood Control Dam Dedication, Friday

Federal, State and Local Representatives Invited

The Franklin Falls flood control dam, built by Coleman Brothers, Inc., of Boston for the United States government, will be officially dedicated with appropriate ceremonies, Friday, October 22, at 12:00 noon.

Invitations have been sent out to the governors of the six New England states, to interested men and women in Washington including Congresswoman Edith Nourse Rogers and Congressman John McCormack, Democratic floor leader, both sponsors of the flood control bill; Senators Styles Bridges and Charles W. Tobey, Representatives Foster Stearns and Chester Morrow; heads of the various engineering departments in Washington and the Boston District; Mayor Tobin of Boston, George Hyland, Public Works Commissioner of Boston; members of the New Hampshire Water Resources Board; representatives of the Public Service Company of New Hampshire.

Among those who have accepted inviations are Mayor Henry J. Proulx, representing the City of Franklin; W. Frank Welch, representing the Chamber of Commerce; Lt. and Mrs. Herbert W. Whitney, (Lt. Whitney was superintendent of maintenance for Coleman on the local job), and Mrs. Marie Zak will represent her husband, Lt. A. M. Zak, USNR, a former superintendent for Coleman. It is expected that a Paramount News photographer will be present for the occasion.

The program at the dam will consist of a flag raising ceremony, cutting of the traditional tape to officially open the dam, a formal dedication ceremony which will include the operating of the control machinery in the "House That Zak Built" or control house, situated on top of the dam; speaking by visiting dignitaries and acceptance of the dam by the U. S. engineers for the government.

The speakers' platform has been erected in the spacious control house and has been decorated with bunting and flags. John Coleman, president of the company will officiate at the ceremonies, assisted by his brother, William J. Coleman, treasurer of the company. Following the ceremonies at the dam, a luncheon will be served at the Daniel Webster Inn. More than 200 are expected for the occasion.

In charge of arrangements locally are Superintendent William Kearns, Office Manager Charles A. Hennessey and George A. Flynn, safety engineer. William Coleman was here the first of the week to assist in preparation.

Clark to Be Present.

The state Planning and Development Board has taken an active interest in aiding the people of the village to find a congenial dwelling place when driven out of their homes and Frederick P. Clark, engineer of the state board, will be present Thursday night to talk about the plans.

The Plans call for the same number of houses as are in the present village, with adequate water supply and other public conveniences, on a plateau high above the present village and about half a mile west of Main street.

The state Highway Department has made surveys for the relocated portion of State Highway 3A to run through the village site at an advantageous location.

The matter most earnestly discussed by the Hill village property owners at present concerns the possibility of establishing just as good homes as they now live in with the money the federal government agents are offering for the property they are acquiring in the flood control project.

Glass Cutter Tool Company In Irvington Largest in World

Landon P. Smith, Inc., Products Include 500 Types of Cutters and Specialties Used in Glass and Hardware Industries.

Among Irvington's larger manufacturing firms is Landon P. Smith, Inc., producer of approximately 500 different types of tools and specialties used in the glass and hardware industries. Its varied line, which is marketed under the name, "Red Devil," is known in almost every country in the world, exports going frequently to such far away places as China, Japan, South Africa and Australia. Starting in 1905 with the manufacture of glass cutters, the firm has branched into many other fields and besides the glass cutter business it manufacturers and markets such articles as wood scrapers, glazier points, glass-breaking pliers, tile cutters, lawn sprinklers and many other hardware specialties.

The four-acre plant at 130 Coit Street, comprises about a dozen buildings and is the largest in the world in its particular fields. Its chief business over a long period was the making of steel wheel glass cutters which took the place of the diamond point cutter.

Early Glass Cutters.

Glass cutters of this type were first manufactured in 1873 in a small plant in Hill, New Hampshire, by the late F. R. Woodward, an inventor, who was head of the Woodward Glass Cutter Company. Mr. Woodward in later years joined forces with the Smith & Hemenway Company, of Irvington, owners of the "Red Devil" trademark, which had a tool plant on Coit street. The latter firm extended marketing facilities together with engineering development of the tool increasing its sale throughout the country.

In 1926, Landon P. Smith of East Orange, one of the founders of Smith & Hemenway Company, succeeded to the glass cutter business and soon after his new company, Landon P. Smith, Inc., merged with the Woodward concern. About this time, the Hubbard Corporation of Windsor, Vt., manufacturers of glazier points, and glass-cutting machinery, was taken over. In 1929 the Smith organization purchased the Master Manufacturing Company, of East Orange, producers of paint hooks, ladder brackets and other ladder accessories. In 1932 it acquired the wood scraper business of the Vosco Tool Company of Philadelphia.

In order to consolidate and improve its services to the trade all companies were merged under the one company, Landon P. Smith, Inc., and manufacturing and selling activities were centered in Irvington.

tiny wheels used in the glass cutters. A special grade of steel, not to be found in this country, is imported from Sweden. It is rolled in the steel mills of England and then hardened and heat-treated in the Irvington factory. Long sheets of thin steel are run through punch presses, which stamp out the wheels by the millions. After going through several other processes they are put into a grinding machine, where they are sharpened and made ready to be put into the end of the cutter.

Will Cut Mile of Glass.

While glass cutters with diamond points were used before the invention of the steel wheel cutter, the older types are sometimes employed today, but the market is extremely small for them because they are expensive and the work can be done as well with the more modern cutter. While the firm seldom ever gets a call for diamond cutters a few are kept on hand for emergencies. A steel cutter, if not abused and kept oiled properly, should cut at least one mile of ordinary glass, according to Mr. Lee.

Another battery of machines stamp out the tiny zinc glazier points used in the window frames. Packed several thousand in a small box, they are shipped to all parts of the world where there are glass factories or where glass is used for windows. It is almost impossible to estimate the number of these metal pieces produced in a year, as millions upon millions are stamped out of tons of metal.

Hardware Pioneer.

Mr. Smith has been connected with the hardware business since he first began as a clerk in a store in Texas in 1882. A few years later he joined a wholesale hardware company in Memphis, Tenn. Mr. Smith's next move was to St. Louis, where he traveled for the Shapeleigh Hardware Company, until he came East and organized and became president of the Smith & Hemenway Company, of Irvington. Mr. Smith is credited with many developments in changing from the old method of cutting glass with expensive diamond points to the inexpensive steel wheel cutters. He also invented the first glass plier for breaking glass after it is cut.

George L. Lee of Maplewood, son-in-law of Mr. Smith, has been vice president, secretary and treasurer of the firm for the last 10 years. Mr. Lee formerly lived in the Forest Hill section of Newark, where he was born. He is a graduate of Cornell University and formerly was an engineer for the American Telephone and Telegraph Company. He has written many articles on glass cutting for trade publications. He is an enthusiastic sportsman. He is a member of the Maplewood Country Club, Forest Hill Tennis Club and the Berkeley Tennis Club of West Orange. He is president of the Glass Cutters' Manufacturing Association of the United States.

Charles J. Fancher and his son, John H. Fancher of Chatham, also are vice presidents and are in charge of manufacturing activities. Both have been with the organization for the last 10 years and came to Irvington from Vermont. They are credited with the design and development of automatic machinery for the production of various tools and have invented a number of products, including the refill wheels used in glass cutters. The father is the inventor of a special "gun," employed by glass workers to insert small diamond-shaped metal pieces around the edges of window glass before the putty is applied to seal the glass to the frame.

Other Lines Produced.

Another Red Devil product is a wood scraper, which is used extensively by painters, cabinet workers and mechanics. It is designed so that when light pressure is applied it makes a sandpaper finish and when heavy pressure is used it cuts deeper, making shavings similar to a plane. A dozen varieties of the scraper are made. Sales of these have doubled every year for the last three years since they were put on the market. Several hundred thousand have been sold, together with more than a million steel blades used for replacements.

There also are several types of putty knives, wall scrapers, glass scrapers, glass pliers, "Grady wedges" for tools, hacksaw frames, tile-cutting machines, sandpaper packs and holders, as well as a novel type of lawn sprinkler which distributes water uniformly over a square, instead of a circle.

Throughout the various shops are many unusual machines for turning out countless numbers of small parts. Most of the machines were designed by factory workers.

One of the most interesting sights is the production and grinding of the

APPENDIX G

NEWSPAPER ARTICLES

FROM THE

1927 AND 1936 FLOODS

Concord
Daily Monitor
Nov. 4, 1927
P. 1

ALL NEW ENGLAND AFFECTED BY TORRENTIAL DOWNPOUR

Montpelier, Rutland and Barre Inundated—Newspapers Flooded—Part of Becket, Mass., Washed Out.

BOSTON, Nov. 4 (AP)—The death list from all sources from flood and storm, compiled by The Associated Press from confirmed and unconfirmed reports stood at 18 at noon today.

Westfield, Mass., Mrs. Anna Kannia, killed while fleeing.

Three drowned in submerged automobile (unconfirmed).

Hanover—Woman and two children, ——Reynolds (unconfirmed).

Worcester, Mass., Mrs. Mariella Cassius, 48, dead from exposure.

Barre, Vt., Ralph Winters and Gerald Brock, trapped in store basement.

Pittsfield, Vt., one man, (unconfirmed).

Becket, Mass.—Two unidentified reported by state police officers to have been drowned. Mrs. Justine Carroll, 60.

Boston, Carmilla Bardillo, electrocuted.

Millbury, Mass.—Woman believed to be Mrs. Putnam and two unidentified children, drowned when dam burst.

Bennington, Vt.—Martin Shepard, drowned.

Sharon, Vt.- Wife and two children of Claude Reynolds, drowned when dam burst. Reynolds saved self and infant.

BOTON, Nov. 4 (AP)—The most sudden and unexpected flood that has ever struck New England had taken many lives today and the total kept mounting as reports came in from sections cut off from previous communication. Early this afternoon the death list stood at 18, although this included some which had not been wholly confirmed.

The damage will total several million dollars how many millions cannot be told until wires to many places are restored. With scarcely any warning the storm struck Vermont and western Massachusetts yesterday accompanied by a torrent of rain which continued throughout last night and today and worked its way eastward. Streams, especially in the mountain sections of Vermont and New Hampshire, rose with startling rapidity and swept bridges and dams before them. Overburdened reservoirs gave way and sent walls of water hurtling into villages in the lowlands. Highway and railroad lines were washed out and covered deep with mud from landslides. New England was cut off from rail communication with New York to the south, and Canada to the north.

25 Homes Destroyed

Three persons were reported drowned at Becket, in the Berkshire Hills of western Massachusetts, when a reservoir banking gave way and the water swept through the little village destroying 25 houses and several industrial plants. Three more were caught in the flood at Sharon, Vt. when a dam gave way. A woman and her little daughter were carried to their death with a bursting dam at Smith Village in Millbury, Mass. Other deaths were reported from Westfield and Worcester, Mass., Boston, Barre, Vt., and Pittsfield, Vt.

Hundreds of families were rescued from homes surrounded by water [illegible] and Wells [illegible] seriously affected. Streams running down from the long range of the Green Mountains which divides the Eastern and Western parts of the state rose with almost unbelievable rapidity after a rainfall which exceeded all records. Across the Connecticut river in New Hampshire, the streams rising in White Mountains acted in similar fashion. The Connecticut river itself, one of the great waterways of the East, was over its banks in many places, and it was expected that the Merrimack river in New Hampshire and Massachusetts would show serious flood conditions as it received the waters from its swollen tributaries.

Western Massachusetts, also a region of mountains and hills suffered severely, as did Worcester county in Massachusetts, which is threaded by innumerable streams. All communication was cut off from several Vermont cities, including Rutland, where the storm wreaked its fury yesterday and hundreds of families were forced from their homes by the water racing through the city streets.

Appeal for Boats

Montpelier, Vt., the capital city, sent an appeal today to Burlington for boats for use in the flooded streets. Burlington, which is on the shore of Lake Champlain, has plenty of boats and a supply was rushed to the railroad station but it was found that no trains could get through.

President E. W. Beatty of the Canadian Pacific railroad, returning from a speaking engagement in Boston, was marooned in Woodsville, N. H., where he arrived on the last train to get through from Boston early this morning. The Dartmouth college cross country team enroute to New York was stranded at Canaan, N. H., and reached an inn in that town only by the use of row boats.

New railroad yards under construction by the Central Vermont and Bos-

Concord Daily Monitor November 5, 1927 P. 1

Dam at Bristol Safe But Franklin Menace Not Over

FRANKLIN, Nov. 5.- The fifteen thousand people in this city and along the Pemigewasset river valley between here and Bristol began this morning to take count of the toll of the raging waters of the Pemigewasset which threatened to wipe out their homes during the night.

John Eastman, assistant engineer at the Bristol dam, about 12 miles north of here on the Pemigewasset reported at 10 o'clock this morning that all apparent danger of the dam's giving way had passed off. In the six hours up to the time of his report, Mr. Eastman said, via telephone, the volume of water going over the dam had fallen from 10 1-2 feet in height to slightly less than eight feet.

Danger at Franklin

At the Eastman dam at Franklin danger still exists because of the possibility of the waters having undermined one end of the dam during the night, Chief Engineer Clarence Fielden reported this morning. Every hour that passed, he said, however, lessened the danger of its giving way because of the cessation of the waters that became noticable here shortly after daybreak this morning. At 11 o'clock he stated that the 14 foot overflow had gone down about two feet since that time.

Chief of Police John Manchester was optimistic in talking over the situation this morning. He and an augmented force of officials had worked throughout yesterday afternoon in notifying residents along the 12-mile valley of the Pemigewasset north of here, of the possibility of the Bristol dam giving way and a majority of them heeded his warnings by going to neighboring towns, and in some cases into the hills.

Cables Across Bridge

Last night he started work with the aid of electricians and telephone linesmen in strething cables across the 100-year-old Republic bridge that connects the two sections of this city. This bridge, a wooden structure, is situated about a half mile below the Eastman dam and is the only means of communication with the outside world of persons living north of here, inluding Bristol, Hill, Andover, and a dozen other villages. Police officers were stationed at either end of the bridge throughout the night allowing persons to pass through at their own risk.

Six Near Death

Six men almost forfeited their lives in trying to stem the attempts of the waters to undermine one end of the Eastman dam. Shortly before 1 o'clock last night they were engaged in [illegible] sand bags as a barricade against the waters that were [illegible] [illegible] of the structure's [illegible] when a piece of land about 100 feet square started to drift away.

They had barely scrambled to safety when the entire embankment, about 70 feet in height, swept away into the darkness of the flood.

Twenty-five houses here, six of which were at the immediate foot of the dam, were surrounded by water today. A large structure, once used as a manufacturing plant, was swept away at 12:15 last night from its site near the foot of the dam as a result of the swirling waters that poured through crevices and over the flashboards.

The six homes near the dam had been vacated early in the afternoon and all furniture removed.

At the Bristol dam a crew of 160 men had been held in abeyance throughout yesterday and last night. Today a slightly smaller crew was still on hand to take care of possible emergencies. A score of men laied out 900 sand bags at the Eastman dam and their successful try to curb the washing out of the west end of the structure.

At 9.30 last night what appeared to be a house passed over the dam. Up to a late hour today no knowledge of whose it might have been had been learned.

All Mail Service Here Is Held Up

No Pouches Received in Concord Since Early Morning Delivery

No mail has been received at the postoffice since the early morning delivery, according to Frank L. Lane, assistant postmaster. Service from Boston was the last to be discontinued, and it is not known when it will be reinstated.

The rural carriers, said Mr. Lane, were unable to make their deliveries this morning, and a truck was dispatched to Claremont to collect the mail from there and stations in between.

FLOOD SIDELIGHTS

The Boston and Maine railroad has instituted emergency bus service between Concord and Bradford, which will handle passengers, mail, baggage and express until resumption of the rail service, according to R. S. Gage.

The stone supports of the bridge near Hoyt's corner, on the road to Newbury, have been battered and none of the blocks have fallen out. It is not thought that the bridge will collapse, however.

MARCH 17, 1936

[illegible] Flooded [illegible] Franklin; River Receding

Several Persons Taken from Danger Zone by Police

FRANKLIN, March 14—Friday, the thirteenth, falling just at the time of the spring high water, proved a day of thrills for Franklin people living on the banks of the three rivers around which the city is built. Although at 9 o'clock Thursday night, the water going over the Eastman Falls dam was just normal, the rise started sometime in the night, and the swirling waters rose steadily until the peak was reached at 11 o'clock Friday at which time the official gauge registered 10 feet of water as the depth of the water pouring over the dam.

After that it slowly receded until at 5 p. m., Friday it had gone down to 9 feet, 1 inch. At the time of the flood in 1927, when an all time high was reached, the gauge read some over 13 feet. Waters of the Winnipesaukee had risen and flooded the cellars of the Stevens and Sulloway Mills, the latter calling in a crew of men at 1:30 a. m., Friday to help fight the flood. The field at the Junior High was flooded to a depth of several feet, and the entire territory at the lower end of River street was covered up to the railroad tracks, also the lower and of Grove and Edmunds streets.

Two Removed

Two ailing men were carried from a house on Edmunds street, one seriously ill with pneumonia being taken to the hospital. Another case was that of a sick woman living near Punch brook who was removed to the home of a neighbor. On North Main street the waters came into several houses along the banks of the Pemigewasset, and at 3 o'clock Friday morning, the police having received warning that the dam t Bristol might go out, aroused the people in that district, and most of them abandoned their homes. The family of Ned Marsh was forced to abandon their river-side home during the night, and several other cases along the banks of the Winnipesaukee were reported. One garage dealer moved several new cars and trucks to a safe spot across the street from his place of business.

At 7 o'clock Saturday morning the water at Eastman Falls dam was down to 6 feet, 10 inches.

Road Closed

Due to the high water near the Orphans' home and at Punch brook, the D. W. Highway was closed to traffic and cars were routed through Salisbury dow nthe South road. Brooks all along that route were rushing madly toward the rivers, and several danger signs were posted. On the Hill road, traffic was closed because of an ice jam in the road. The school bus was unable to get through, and the local highway commissioner whose home is above the jam, was forcibly kept at home. Hill people who work in the local shops made the trip through the woods on snowshoes.

All day long reports were circulated that the dam at Eastman Falls was [illegible]

Crest of Flood at Bradford Is Passed

BRADFORD, March 14—After a 48 hour battle, Road Agent Forrest Craigie announced Friday noon that the crest of the flood along the west branch of the Warner river had been reached at an early hour yesterday morning and that the menace of a severe flood in the west sections of the town of Bradford was over. Every family in this section were notified that any dangers for the present were over.

Road Agent Craigie and his large crew of men, by their prompt action, saved the town many thousands of dollars by their heroic work.

For 48 hours, every man worked in a heavy fall of rain under conditions which gradually grew worse. Brooks became raging torrents, overflowing their banks and flooding cellars, bridges and highways but as the conditions gradually grew worse, the men worked harder to overcome the conditions and today with the back of the flood broken, the town will find the major portion of its roads in fair shape and every bridge ready to greet the increasing seasonal traffic.

Bradford Items

Dorothea Danforth acted as hostess Friday afternoon to the Bradford Sewing Circle at its regular monthly meeting. During the business session of the circle only the regular routine matters were taken up. At the conclusion of the business meeting the members sewed and discussed international problems following which tea and a light collation were served by the hostess.

Jack Douglas, former resident of Concord and car inspector and air brake on the Boston and Maine railroad, is now operating a general farm in the Lake Massasecum section of Bradford.

Mrs. Roy Cofrin who was recently operated on for a back injury suffered in an automobile accident, is resting comfortably at the Lawrence Memorial hospital at Medford, Mass.

Albert E. Bachelder and Ralph Bonner of Newbury arrived home Friday morning from Boston, Mass., after a 24 hour delay due to the flooded conditions of the highway along the Merrimack valley.

Dr. Frank Clark of South Sutton was operated on Tuesday at the New London hospital for a ruptured muscle in the stomach. The operation was successful and the patient is improving daily.

The "Ambassador," crack train of the Boston and Maine railroad, was routed through Bradford last night to Wells River, Vt., because of the flooded condition of the track in other sections of the state.

At Johnson City, Tenn., in the "Sunny South," a skiing accident sent Norman Hayes to a hospital.

Low Damage From Floods To Highways

All Roads in City Open Again; State Situation Improved

Major Washout On Sugar Ball Route

Red Cross Reports Most Families Able to Return Home

Practically all families in the state who are still out of their homes as a result of the flood totalling approximately 100, are expected to be back in their residences by tonight, it was reported today by Miss Myrtle Flanders state field representative of the Red Cross.

Miss Flanders said some aid is [illegible] to [illegible] the Hinsdale area.

Roads Open

[illegible] said that there was [illegible] in the state [illegible] revealed that [illegible] was [illegible]

Mr. Lang said [illegible] reached by [illegible] in some parts [illegible] were [illegible]

City Highway [illegible] said Mr. Lang reported that all roads in the city were open and that the worst damage was a washout [illegible] feet long and 15 feet wide on the Sugar Ball road which is not a major highway. Mr. Lang said he could not yet estimate what the [illegible] would cost the city.

Miss Flanders said some 15 of the Red Cross 27 chapters in the state were being notified today by telephone to communicate to residents in their respective areas the warning of state health officials that all drinking water from wells should be boiled before use.

These chapters are in the following towns: Wonalancet, Wells River, Lebanon, Franconia, Conway and North Conway, Barnett, Keene, Hinsdale, Nashua, Manchester, Center Harbor, Littleton and Lisbon.

Fire Official Dies Suddenly

Lieut. Joseph H. Brunel, 61, of the Central Fire station, was stricken at Pleasant and Green streets early this afternoon, while enroute to a physician's office, and died in the police ambulance while being taken to the hospital.

Officials at the fire station reported that he had complained of illness, and left for the office of Dr. Gerard Gaudreault, on South street.

He is survived by two daughters, Evelyn and Emily and a son, Earl. He had been a member of the fire department for 40 years, and held his lieutenantcy for the past three years.

Police took Lieut. Brunel to the Margaret Pillsbury hospital, where he was pronounced dead upon arrival.

Rain Adding to Flood Dangers In Maine Area

Bangor May Be Inundated, If Ice Jam Suddenly Breaks

BOSTON, March 16 (AP) Rain fell on Maine watersheds today after four days of flood conditions which [illegible] New England communities [illegible] and lives.

[illegible] more freely [illegible] rain was a [illegible] of further damage [illegible] Maine rivers.

Water [illegible] at Bangor, on the Kennebec watershed, said the [illegible] would be [illegible] Kennebec [illegible] the ice gate of the dam [illegible] cubic feet a second. Three other gates were [illegible] to prevent [illegible] of downstream towns.

Logs Scattered

Lumbermen on the upper reaches of the Kennebec, Dead River and Lake Moxie faced the laborious work of collecting their logs, which were scattered over the lowlands and carried down river when log landings were washed out.

[illegible] of the damage [illegible] in the six states were lacking but George H. Delano, chief en-

Water Resources Board Wires New Hampshire Congressmen Asking Federal Funds Be Alloted to Carry Out Projects

Says Millions Could Be Saved in Losses

Jacobson Asserts Heavy Plymouth Damage Could Have Been Reduced by Cutting Down Rush of Water

While New Hampshire began to take account of stock today to measure its flood damage to public and private property Chairman John Jacobson, Jr., of the New Hampshire Water Resources Board telegraphed New Hampshire members of Congress an urgent appeal for federal action to minimize such dangers in the future.

Estimating that New Hampshire damage from the flood would run to several million dollars Jacobson asserted that this damage could have been largely averted had the flood control and water storage program laid down by the 1935 legislature been put into effect by construction of proposed reservoirs at Livermore Falls, in the Blackwater river and Suncook Pond areas.

"These three projects can be constructed for a total cost of $8,000,000, probably less than total damages for this flood alone," Jacobson wired the congressional delegation.

Plans Ready

"Plans for these and other projects are now practically complete and construction in cooperation with the federal government was provided with a state share of the financing by the New Hampshire legislature. The program has already been approved by the federal public works administration but has been held up because of lack of PWA fund allotments.

"I urge immediate federal action through existing or new legislation or agencies to forward a flood control and water storage program in New Hampshire."

Industries Menaced

While the Water Resources Board's survey of flood damage was incomplete today evidence had been compiled which indicated that a slightly greater flow of water would have spelled ruin for many industries in the Merrimack river valley.

At Manchester, it was revealed, the ice jam which backed the waters of the Merrimack into the Amoskeag Mill area, a rise of another foot would have meant probable ruin for close to a million dollars' worth of machinery in the carding division of Amoskeag Mills.

Such a rush of water would have been averted, Jacobson pointed out, if the planned reservoir at Livermore Falls had been constructed.

"Even if the reservoir there had held back only a foot of water," he pointed out, "it would have prevented the damage at Plymouth and down through the Merrimack Valley.

"If this reservoir had been built," he continued, "it would probably have saved the private bridge in the [illegible]

MARCH 7, 1936

Precipitation Records Approaching New High

Total For Month To Date 6.83 Inches Compared With 60-Year Mark For March of 8.13

The heavy, drenching rainfall which has fallen for the last 11 consecutive days, with only spasmodic let-ups, will undoubtedly soar March precipitation records of the past 60 years to a new high, as well as devastating millions of dollars worth of New Hampshire property, it was reported today.

Total precipitation this month has totalled 6.83 inches, with 13 days remaining, as compared to the last 60 years' high of 8.13 inches for March, in 1876, Paul E. Ericson, observer, said.

A total rainfall of 2.46 inches had fallen in the 24-hour period ending at 8 o'clock this morning, shortly under the entire average monthly precipitation for the entire month of March which has held a mean level of 3.08 inches for a number of years.

Precipitation from 8 p. m. Tuesday night until 8 this morning was 2.57 inches, representing a period of 36 hours.

Pemigewasset River Halts Its Rapid Rise

The Pemigewasset at Plymouth at 10 o'clock this morning had ceased to rise, the gauge recording 26 feet above normal, three feet above 1927 levels.

All business was suspended with a shortage of bread reported and with fresh meats selling briskly. It was reported that canned food is plentiful. Electric light service was restored at 9:30 o'clock but all telegraph lines were out. Transportation was by boat alone.

Donald Day, Plymouth lineman for the New England Telephone and Telegraph company, narrowly escaped death when he climbed a pole to repair a telephone wire. The wire and a power line crossed and 2,300 volts passed through his left thumb. It was thought by physicians that he would lose the thumb.

Town officials warned all citizens to boil all drinking water.

The new Fayette bridge across the Pemigewasset was closed and fears for its safety were expressed by highway officials.

The intervale between Plymouth and Holderness where some 50 families have their homes was deep under water, houses being [illegible]

Dams, Bridges, Roads Out In All New England Area

BOSTON, March 19 (AP)—National guardsmen were mobilized in five New England states today while emergency workers fought to control raging rivers that flooded dozens of cities and left thousands homeless.

Six persons were dead and two missing, adding to the toll of eleven lives taken in New England by uncontrolled waters last week.

Fear of a food and milk shortage was felt even in those areas not affected by the flood waters. The Massachusetts milk control board sought new sources of supply.

While guardsmen were called out to aid in rescue work, the Red Cross and other relief agencies rushed food, clothes and medical supplies to the stricken areas.

Connecticut state police routed residents of the Housatonic river valley out of their beds early today and warned them to evacuate their homes.

Dams Out

Dams were reported to have collapsed on the headwaters of the river in Massachusetts. New Milford, Conn., reported a bridge over the river went out early today and that the river rose three feet during the night.

Cities and farms in the broad valley of the Connecticut river through the length of New England were hardest hit.

Swollen by melting snow and ice swept down from the White Mountains by 24 hours of incessant rain, the Connecticut broke through dams, washed away bridges, flooded population centers and put thousands of acres under two and three feet of water.

At Hartford the river was at the 25 foot level early today and still rising. It probably would exceed the all time high of 29 feet reached in the fall of 1927, the weather bureau predicted.

Meagre communication from New Hartford indicated all families driven from their homes were well cared for by the state police and Red Cross units rushed to the town after a dam burst yesterday. The Farmington river there was reported rising slowly.

Williamantic kept an anxious eye on the dam at its 175,000,000 gallon reservoir in the town of Mansfield where two feet of the top coping h[illegible] been washed away.

Directs Relief

Governor James M. Curley of Massachusetts directed relief operations personally from flood - threatened Springfield.

Governor H. Styles Bridges of New Hampshire ordered relief headquarters established at the state house in Concord.

All westward service on the Boston and Albany railroad was suspended while the Boston and Maine said through service from North Station with the exception of the lines to Portland and Bangor, Me., and points east was cancelled. No trains were running on the New York, New Haven and Hartford between Hartford and Springfield.

State police reported a power dam at Vernon, Vt., was gone and flash

MARCH 20, 1936

Governor Calls Council Session

New Hampshire watched steady recession of flood waters in all sections of the state today and with a grim Yankee courage and determination swung into the task of reconstruction.

Losses were a yet undetermined. Declining waters released new secrets of damage hourly in the Merrimack Valley where water levels were averaging to fall at the rate of two inches an hour from the turbulent Pemigewasset to Amoskeag.

Governor Bridges, counselling with public and private agencies, was rounding out plans for creation of a special emergency committee to coordinate the reconstruction effort.

First he proposed an accurate survey of conditions. This survey was contemplated to include both a quick check of all sections of the state and a later but swift detailed summation of findings to serve as a basis for any program of action.

Council To Meet

It was anticipated that a first step would be a special meeting of the executive council as promptly as the five members can reach a central point of conference possibly Monday afternoon.

At this meeting the Governor has asked the following state departments to make reports of losses from information they are gathering systematically and rapidly:

Highway Department: Condition of roads and bridges.

Public Service Commission: Condition of utilities and railroads.

Planning and Development Commission: Condition of state's private industries.

Every public agency was mobilized to deal with flood problems some of which gained emphasis in importance with the passing of the critical phases of the emergency.

Highway agencies, state and local, worked with, precision, as, they restored in steady succession channels of highway transportation while railroad officials assembled every bit of man power to attempt the tremendous task of re-opening rail transportation.

There was no accurate estimate available as to when a rail line south from Concord to Boston could be established but it was believed the first of the week would, bring, traffic resumption.

Power companies, throughout, the tate strove for speedy restoration of power in communities still lacking electricity. Factories assembled workers to repair damage and start once more their wheels of production.

As agencies undertook the task of property restoration the State Health department completed a survey of the state and under direction of Dr. Charles Howard began intensive mobilization of all medical resources to preserve and restore the health of citizens everywhere. Water upplies were the first source of attention. Three health department engineers carried official protective intructions to every point of danger and had completed their tak at dawn today. Where there were dangers present or possible warnings were issued. Where there was none reassurance comforted people.

Dry Out Homes

Absolute necessity of drying out homes which were flooded prior to reoccupation was emphasized in every area of the state. Local health authorities played their part in the team fight for health. Supplies of chloride of lime for such purposes were assured the health deprtment during the night.

Adequate upplies of vaccine were declared available in case of need.

One of the greatest fears was for elderly people who had been subjected to exposure. Every possible medical assistance was prepared to meet that type of situation. Pneumonia was said to be the thing worst feared.

Franklin Quarantine

At 7:20 the State Health Department sent a special agent to Franklin where Capt. Ripley reported a quarantine had been established as a health precaution in a flooded area. There was no cause for alarm Dr. Howard said and he sought cooperation in assuring the citizenry of that fact. Battery H of Franklin on duty without respite for more than 48 hours was wearied by the vigil and consideration of seeking the services of Battery C of Laconia was being given at the office of Adjutant General Howard.

Given Summary

As Governor Bridges rounded out his plans for a coordinated reconstruction program Congressman Charles W. Tobey, member of a special congressional flood committee was rushing to Concord for a personal view of the situation and a conference with the executive. Arriving in Boston by airplane last night at 11:15 Congressman Tobey was immediately contacted by Governor Bridges' office. Through Chairman Nelson L. Smith of the Public Service Commission the congressman was given a summary of conditions. Weather conditions blocked a flight to Concord this morning and efforts were being made to bring Tobey to Concord by automobile.

With the opening of highway routes, even though circuitous, dangers of food shortages were minimized. Food supplies were coming in slowly during the day but there was available for possible allotment here certain food supplies in transit in the Boston and Maine yards. These can be used if necessary, it was said at the executive offices.

There was still need for conservation of gasoline as many stocks were inaccessible because of loss of power to operate pumps. Fuel companies were rushing new stocks and seeking methods to release those available.

Six Men Swept Into Rive At Contoocook Are Save

At Contoocook, six men were washed into the Contoocook river yesterday, when their boat overturned. Two of them were swept half a mile down the flooded stream before they were pulled to shore.

The other four clung to telephone poles, etc., and rescued. The mishap occurred near the heart of the town, police reported.

Involved in this accident, it was said, were Robert Bean and Ralph Crawford, who were swept downstream, and Leo Lessard, Harold Brown, Gardner Brown and Fra Story.

Mike Conno, telephone linesm risked his life to hang a bostwai chair, to bring four of the men ash through the swift waters which h capsized the craft. George Bro was helped to safety by George J kins, who had to swim back to sh twice, before finally reaching t victim.

The two men pulled down the ro were reported near death from posure and exhaustion.

200 Animals In Manchester Zoo Perish In High Wat

March 24, 1936

Strength of Heart, Back Now Needed

Hall Street Folks Also Need Money, as Homes Left Ruined

Troops Guard Area As Homes Emptied

Coal Tar, Mud and Dead Cattle Add to Victims' Problems

Rehabilitation efforts, requiring fortitude, strong hearts and backs—not to mention plenty of money—got underway in the flood stricken Hall street section of Concord today.

During the night the swollen Merrimack river had receded from all except a few homes in the lowest portion of this low area, and left everything covered with thick coats of waste tar—from the gas plant pond—oil, mud and silt.

Dr. Travis P. Burroughs, city sanitary officer, spent several hours in the devastated area this morning, with police officials, and arranged for immediate burial of more than 40 head of cattle already found dead in barns. If a Manchester rendering firm did not arrive to move out the carcasses early this afternoon, Dr. Burroughs said, the WPA was to be called upon to furnish men to bury them.

Odors Fill Homes

The odors of dead animals and the gummy tar substance which filled homes, and covered streets and trees, gave off a stench unbearable to many persons who went back to their homes this morning to find damage done which exceeded even their worst fears.

Three of the five homes on Riverdale street had been washed away. Only the battered homes of Alphonse

(Continued on Page Two)

Hopkins Ignores Bridges' Plea For Funds But Democrats Get Assurances Of Prompt Action

New Hampshire Reconstruction Committee Named By Bridges Maps Program of Coordinated Rehabilitation—Hundred State Leaders Meet Here Tomorrow To Plan Work

Federal agencies moved today to determine need for their aid in New Hampshire flood reconstruction.

In Washington Secretary Ickes ordered Acting Public Works Director Harold J. Lockwood to survey flood damage to PWA projects and other public property. While he explained at a press conference that PWA had practically no money for additional allotments he said Congressmen planned to introduce bills granting new funds.

To Administer Fund

If granted Ickes said he would "very cheerfully administer this fund."

Ickes asked information on funds required to repair damages particularly to roads, bridges and public buildings and a report on other flood damage which would seem appropriate for PWA rehabilitation participation.

Similar orders went to directors in 24 other states including New England.

At noon today, 45 hours after Governor Bridges filed his telegram to Harry L. Hopkins, Federal Works Progress Administrator advising him of the terrific flood damage in New Hampshire and asking allotment of adequate funds for reconstruction, no acknowledgement or reply to the message had been received at the executive offices.

The Democratic state committee, on the other hand announced that it has been advised through the office of Postmaster General Farley and W. Forbes Morgan treasurer of the Democratic National Committee that "a competent engineer" will be sent into New Hampshire at once capable of taking full charge of any reconstruction program.

Anxious To Aid

Information that the WPA planned this action was gained. It was announced by Mrs. Agnes Dunn, vice-chairman of the state committee and Democratic National Committeewoman from New Hampshire, as a result of communication with these officers in Washington during which plans were voiced for federal assistance to New Hampshire.

"We were anxious that something be done for these poor people who have suffered through loss of homes or damage to them" she said.

Mrs. Dunn pointed out that "we were not consulted" by the Governor's office with respect to plans of the state government.

In his telegram to Hopkins, Bridges had announced that he was to appoint a non-partisan emergency council to [illegible]

[illegible] are Edgar C. Hirst of Concord, former secretary of the state tax commission and now executive secretary of the New Hampshire Savings Bank association, Avery B. Schiller of Manchester, general manager of the Public Service Company of New Hampshire; Laurence F. Whittemore, of Pembroke, assistant to the president of the Boston and Maine railroad; James M. Langley of Concord, chairman of the state planning and development commission; Most Reverend John B. Peterson, D. D., of Manchester, Bishop of the New Hampshire Catholic Diocese, Eugene E. Reed of Manchester, New Hampshire director of the National Emergency Council; Attorney General Thomas P. Cheney of Laconia, and Raymond McGrath, treasurer of the University of New Hampshire.

First Meeting

The executive committee held its first meeting within a few hours after its appointment, accepted the services of the New Hampshire Foundation to correlate and evaluate information set up offices in the Lawyers' building at the corner of North State

(Continued on Page Six)

Sallies Feed and House 22 Sufferers

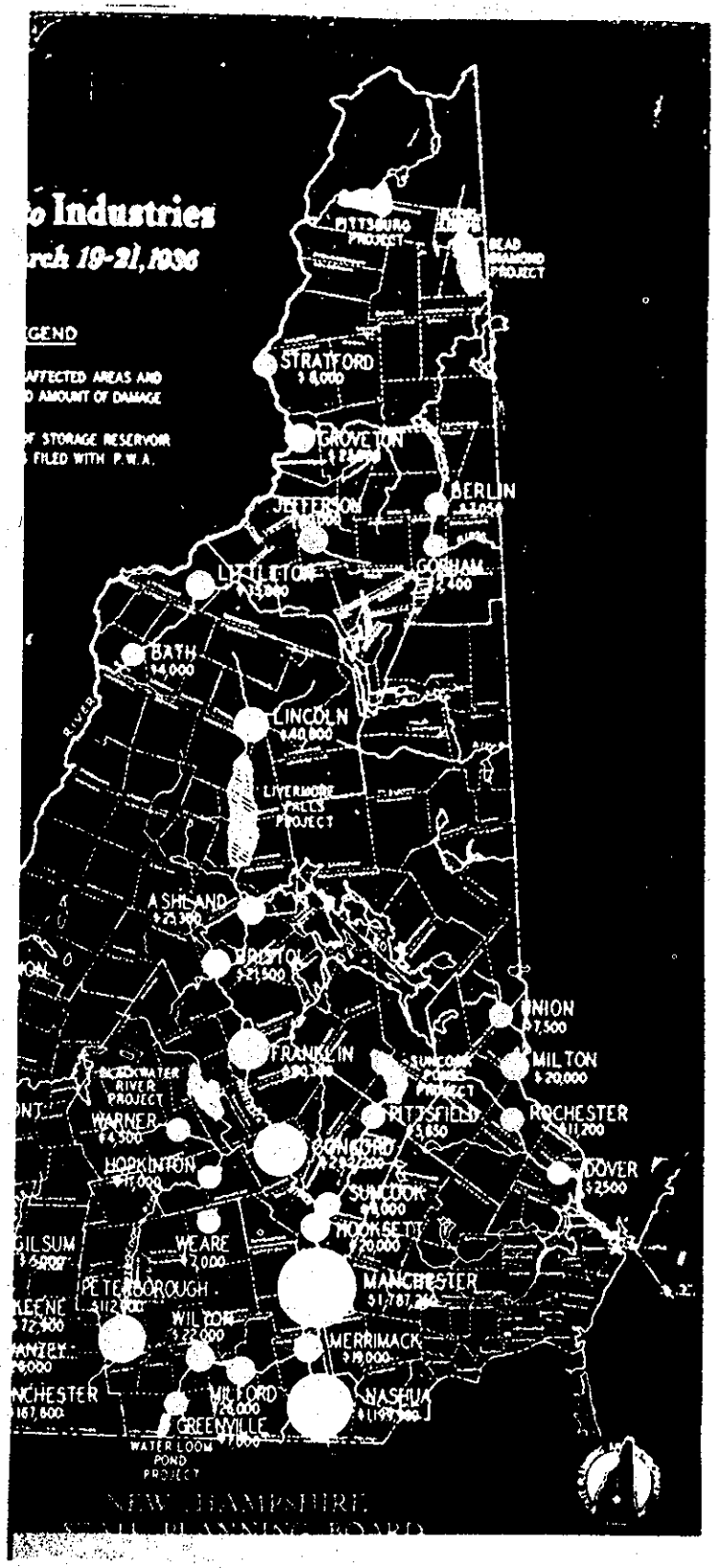
After having housed and fed more than 22 flood sufferers in addition to feeding many additional victims, since last Wednesday night, Salvation Army officials now are experiencing a let-up from their strenuous work, Adjutant Arthur L. Fox said today.

Last Thursday night more than 22 persons were housed and fed by the Salvation Army at the unit's Center street hall and at the Colt House, including Mr. and Mrs. Aimee Pelletier and nine children of Bow.

Contributions of food and clothing have been made by many local individuals and the [illegible] hotel, Nardini's, Concord Market and Cinderella Food Shoppe.

Soucook Bridge On Dover-Epsom Road Gone

The bridge across the Soucook on the Dover-Epsom highway was completely washed out, it was reported today. A temporary bridge is now in the course of construction. Many [illegible] was said [illegible] under the [illegible] bridge is passing [illegible]


Industries
GEND
AFFECTED AREAS AND
AMOUNT OF DAMAGE
STORAGE RESERVOIR
FILED WITH P.W.A.
PITTSBURG PROJECT
DEAD DIAMOND PROJECT
STRATFORD
GROVETON
BERLIN
JEFFERSON
LITTLETON
GORHAM
BATH
LINCOLN
LIVERMORE FALLS PROJECT
ASHLAND
BRISTOL
UNION
FRANKLIN
SUNCOOK POWER PROJECT
MILTON
BLACKWATER RIVER PROJECT
WARNER
PITTSFIELD
ROCHESTER
CONCORD
HOPKINTON
DOVER
SUNCOOK
HOOKSETT
WEARE
MANCHESTER
PETERBOROUGH
WILTON
MERRIMACK
MILFORD
NASHUA
GREENVILLE
WATER LOOM POND PROJECT
NEW HAMPSHIRE

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MARCH 25, 1936
P. 1

Name Groups For Study Of NH Problems

Sub-committees to File Reports on Losses in Disaster

Bridges in Appeal For Prompt Action

Says New Hampshire One Of States Hardest Hit

Fourteen sub-committees to deal constructively with New Hampshire's flood emergency were created by Governor Bridges emergency council today after the executive had appealed to them to "gather the facts as to the extent of our [illegible] and advise the [illegible] authorities of the state, the executive and legislative branches of the government, as to their course of action.

"Thousands are homeless, industries are paralyzed, public services are faced with [illegible] tasks, and so [illegible] the [illegible] that we [illegible] with [illegible] ways and means to [illegible] this disaster," Governor Bridges said.

"In the short space of a few days this committee must assemble the information [illegible] to persons, to highways and bridges, to [illegible] and private [illegible] to transportation [illegible] homes and [illegible]."

Meet In Hall

The 150 members of the emergency [illegible] in Representatives Hall at the State House at 11 o'clock.

After Governor Bridges remarks four different summaries were presented covering the situation to date. Miss Myrtle R. [illegible] represented the American Red Cross. Nelson L. Smith chairman of the public service commission, James M. Langley of the state planning and development commission, and Laurence F. Whittemore, assistant to the president of the Boston and Maine railroad, discussed specific [illegible] related to utility services, losses to private industry and the railroad situation.

At 1 o'clock the committee lunched at the Eagle as guests of the New Hampshire Civic Association. There reports were given by State Highway Commissioner Everett and Eugene E. Reed New Hampshire Director of the National Emergency Council who spoke of federal cooperation.

Face Emergency

"You are called together to meet a New Hampshire emergency. The floods of the past two weeks have wrought [illegible] damage in [illegible]

No Company Has Decided To Give Up

Present Plant of Brick Company May Be Abandoned

Lucier Lauds Spirit Of Manufacturers

Date of Opening of Four Plants Is Still Uncertain

Concord's industrial picture grew brighter today when a check-up of many factories and plants, amplified by information from the Chamber of Commerce, disclosed that as yet none has decided to suspend operations indefinitely as a result of damage by last week's flood.

Only in one instance were indications given that a plant might be closed. Officials of the Concord Brick company, which lost heavily by the flood, said the present company might possibly be abandoned and its assets liquidated. But it was pointed out that no definite decision had been made.

Serious Damage

Damage at the plant, estimated at $25,000 included injury to important parts of manufacturing machinery as well as loss of buildings swept down the river.

Joseph M. Lucier, secretary of the Chamber of Commerce, reported this morning he had talked wiht leaders of many industries and had found none of them yet ready to say that they were forced to quit. "Two," he said, "were pretty down-at-the-mouth but were still undecided."

Today's check-up revealed that some major industries in the city have already begun to operate, though not on a full-time basis, and that others expected to start in periods of time that varied from a few days to two or three weeks. In all cases it seemed that no depression of spirit was preventing industries from getting back to normal operation as soon as possible.

In the city proper, officials of the Concord Silversmiths reported they were working their full force today for the first time since the rising Merrimack besieged their plant on Bridge street. Three feet of water was reported still in the basement but this was said not to constitute a great hindrance to business.

Flood Called 'History'

Estimating that damage from the flood would be less than the $5,000 originally specified, the disaster was characterized as "history with us."

The picture drawn by officers of the [illegible] company, which lost [illegible] of lumber, was not [illegible] are still [illegible] where [illegible] men were [illegible] and the [illegible]

HILL

Mr. and Mrs. Charles Catlin and daughters and Mrs. Reta Chaffee of Greenfield, Mass., were in town for the week-end. The Catlin family were guests at R. A. Pearsons and Mrs. Chaffee at A. N. White's.

Henry Martin and family of Kittery, Maine, were Saturday visitors at C. A. Gilbert's.

Mr. and Mrs. Clyde Rounds of Manchester were at their home here for a few days last week. Mr. Rounds is recovering from a fall which he suffered while on duty as a B. & M. bus operator.

Olin Swett of Freedom spent the week-end with his family who are making their home here with Mr. Swett's mother for a short time.

Bernard Sleeper of Franklin was with his parents during the past week while Mrs. Sleeper was visiting friends in Rhode Island.

Chester Ackerman and family of Laconia were Sunday visitors in town.

A meeting of local World War Veterans was held at the home of Earl Rounds on Monday. The object of the meeting was to stimulate interest in veteran and patriotic affairs.

Walter Beechman and Richard Miner recently enlisted as members of Battery H the Franklin unit of the New Hampshire National Guard.

Janice Pearsons of the University of New Hampshire is spending a week's vacation at her home here.

Word was received here Thursday night of the death in Florida of Mrs. Hazel Steele. The news was a great shock to her many friends here. Mrs. Steele was before her marriage, Miss Hazel Worden, a native and girlhood resident of this town.

Due to weather conditions the local schools were closed last Thursday.

Mr. and Mrs. William Miner of Franklin and George Miner of Portsmouth were recent guests at the home of Fred Miner.

Walter Perry is seriously ill with pneumonia at his home. Miss Muriel Whynott, R. N., and Mrs. John Liden, R. N., are attending him.

Mr. and Mrs. E. Harry Landberg of Dorchester were at their home here on Sunday.

Harry Severance, Jr., and Robert Wright recently spent several days with friends in South Braintree and Winchester, Mass.

Mr. and Mrs. Edward Wilcox of Dover spent the week-end with Mrs. Wilcox' mother, Mrs. E. C. Smith and Mr. Smith.

Mrs. Edward Amsden recently spent several days with relatives in Concord.

Miss Jean Liden is confined to her home with chicken-pox.

Mrs. Charles Catlin is staying in town for the week as the guest of Mrs. Floyd Rounds.

The town of Hill was hard hit by the recent flood. Thursday as the waters of the Pemigewasset river continued to rise the town became entirely cut off from all directions. Thursday night a flood alarm was sounded and all residents were told to be ready to leave their homes. At the farm of Alson Foster 13 head of stock were drugged from the barn with water reaching their necks. The Christian church hall was flooded ruining many chairs and a piano. The home of Mrs. Effie Dearborn was flooded and the live stock had to be removed from the premises. For many anxious hours the people feared that Bristol dam might give way. The Hill-Sanbornton bridge was in danger for some time as for the first time since the bridge was rebuilt in 1914 the water reached the level of the bridge. Donald Jones, local Star Route mail carrier by a hard trip on snowshoes over the hills to the west of the town, was able to get first class mail in and out of town. With sickness in town there were many anxious moments knowing that it would be almost impossible for any doctor to get here. At the death of Mrs. Sarah Dickerson the undertaker had to be conveyed to town by boat and car relays. Saturday the water receded so that by 8 p. m. traffic was resumed over Route 3A.

For several days during the recent flooded conditions of the town Olin Adams, delivering milk, walked nearly [illegible] to insure [illegible]

chase the footlights which were built for the play they gave March 3. It was also voted to make these lights the property of the church in appreciation of the support of the adults who made it possible for the young people to earn their way to the Tilton Conference. Next Sunday evening Miss Ruth Crosby will be the speaker.

At the Sunday evening church service the series of Lenten studies on Passion Week continues with Thursday, Friday: Gethsemane and the Betrayal. The Biblical background for study is found in Matthew 26:36-56, Mark 14:32-53, Luke 22:39-53, and John 18:1-11.

Mr. Yeagle spent Monday evening and all day Tuesday in Concord at a missionary clinic for New Hampshire ministers sponsored by the Congregational-Christian Conference.

HILL CHRISTIAN CHURCH

"The Friendly Church with the Open Bible."

Rev. R. W. Williams, Pastor.

Broadcast, Friday 5-5:30 p. m. over WLNH.

Sunday, 10:45. Rev. L. E. Alexander of Franklin, the old fashioned Methodist preacher, will be our guest speaker for this service. Make your plans now to be present for you will surely enjoy his message.

12:00. Brotherhood and Sunday school sessions.

7:30. A happy evening service with a surprise speaker and special musical features.

Tuesday, 7:30 p. m. "Prayer Changes Things". Why not attend your neighborhood prayer circle tonight?

Friday, 5-5:30 p. m. Tune in WLNH for a happy half hour broadcast. Hear our Ladies' Quartette, Kiddies Chorus and a recitation by Miss Marion Woodward.

Friends will be interested to know that for the past nine months our average Sunday service attendance has been 96.94, or a general average of 47.97 for each service. Our records show that by actual count 3,742 people have attended our church services during the past 9 months. This, of course, doesn't include our Sunday school, midweek or other special service. As pastor, I wish to thank you all for the hearty cooperation and loyal support you have given to your Christian church.

SARAH ELIZABETH DICKERSON

Mrs. Sarah Elizabeth Merrill Dickerson of Hill passed away Friday afternoon, March 13th, 1944, at the home of her daughter Mrs. Bert L. Blake, with whom she has lived for many years. She had been in ill health for many years, but pneumonia was the direct cause of her death.

Mrs. Dickerson was born at Thornton, [illegible] 3rd, 1850, the daughter of W[illegible] Smith and Sara (Whitney) [illegible]. In her early years she taught [illegible] for a time, and Nov. 18th, 1871, she was married to Frank Garland Dickerson, and they made their home at Dickerson Hill in the western part of the town, for many years. She lived in Hill for a period of 65 years. She was a member of the Christian church of Hill Center.

During her long illness, she was given constant and tender care by her children, and her great patience and cheerfulness over the long period of suffering, was a source of inspiration to all who knew her.

She is survived by two daughters, Mrs. B. L. Blake and Mrs. Sarah Wilder, and one son Harrie E. Dickerson, all of Hill. Also a sister, Miss Emma Merrill of Thornton, and five grandchildren, Mrs. Robert Nicora, Barre, Vt., Mrs. B. G. Ladd, Manhasset, L. I., N. Y., Mrs. William Forrest, Thiells, N. Y., Mrs Frederick Holbrook, Keene, and Theodore S. Dickerson, Hill, and ten great grandchildren.

Funeral services were held Monday afternoon at the Christian church, Rev. Arthur A. Richards of Franklin officiated, assisted by Rev. R. W. Williams, Rev. L. R. Yeagle of Hill and Rev. R. D. Thompson of Wilson. Duets were sung by Mrs. Dana B. Rounds and Clayton R. Eaton, with Mrs. A. N. White accompanist. There were many beautiful floral tributes. The schools and business places closed during the funeral. The body was placed in the tomb at Pleasant Hill cemetery, burial to be in the family cemetery on Dick[illegible] Hill. [illegible] A. H. Sawyer [illegible]

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P. 1

Local Happenings of Interest to All

Red Cross Appeal

Chairman Sulloway states that gifts of money small and large will be received at the Franklin National Bank, also by Charles H. Scribner of Franklin Chapter A. R. C., and by Richard W. Sulloway, chairman.

About $1,[illegible] has been contributed locally so far for flood relief purposes, part of which was specifically given for the use of the local Social Service committee and the rest for the Red Cross proper. For the information of all contemplating a donation of money, it was announced today at Red Cross headquarters in Concord that all money contributed in New Hampshire will be used in New Hampshire.

Two checks for $100 each and one for $200 have been given this week. The Rotary Club voted $100 for the Social Service Committee, Tuesday night. Other generous gifts have been received and many more are expected.

Chairman R. W. Sulloway of the local chapter has been in conference with Miss Myrtle Flanders of Concord, national representative of the Red Cross in New Hampshire, in regard to rehabilitation of damaged homes in Franklin.

Local Red Cross officials today expressed appreciation of the spirit of loyalty and cooperation of the Baptist church in allowing their various church rooms to be used by the Red Cross.

Please

Anyone having furniture to give to the Red Cross, please get in touch with Mrs. M. J. Nevins. Wanted at once two baby carriages, high chairs, a wash boiler and a refrigerator.

Other articles needed include couches, kitchen and dining room tables and chairs, dishes and cooking utensils.

Until further notice the Baptist vestry is being used as an office by Mrs. Nevins. Any articles brought in should be left there for the present. The vestry is open each afternoon from 2:00 to 5:00.

Postponed to Tonight and Tomorrow Night

"Paints and Palettes", the operetta scheduled at the Daniel Junior High School gymnasium for last week Thursday and Friday, was postponed because of the flood. It will be given this week Thursday and Friday evenings by a local cast of 30. The proceeds are to be given to the Red Cross for the benefit of flood sufferers. It is the suggestion of some of the grownups that everyone who can buy tickets whether they can attend or not, in order to make a good showing in their efforts to help the Red Cross.

Postponed

The annual musicale scheduled for Friday by the music committee of the Woman's Alliance of the Unitarian church, has been postponed because of flood damage to the church.

Red Cross Furnishes Supplies to Franklin

Supplies received this week from American Red Cross headquarters in Concord, include the following: 100 pounds oatmeal, 10 cases canned beef, four cases canned soup, 12 dozen towels, 12 sheets, two dozen pillow cases, 18 nightgowns, 6 nighty slips, 18 flannel slips, six flannel kimonos, six flannel pajamas, 12 pairs golf hose, 14 women's union suits, 12 pairs stockings, six dozen union suits, 12 sleeping garments, 12 slips, 24 handkerchiefs and 12 each panties and vests. These supplies have been given out as needed to families in distress as a result of the flood.

Record Breaking Rainfall

Frank J. Southmayd, official weather observer, reports the total rainfall for March up to March 26th as 7.63 inches. The average for the entire month is 3.33 inches. The March record has already been broken, the rainfall so far being more than twice [illegible] the whole month.

FRANKLIN IS RECOVERING FROM MOST DISASTROUS FLOOD IN ITS HISTORY

Mills are Resuming Operations. Homes are Being Made Ready For Occupancy

The flood in Franklin began to show signs of a let-up Friday morning. Water in the Pemigewasset river at the Eastman Falls dam dropped about six feet from the highest mark of 14 [illegible]

[illegible] city is fast returning to normal conditions. Mails are commencing to arrive more frequently. The mills have resumed operations. The Sulloway Mills, where perhaps the most serious damage of the entire flood in this area took place, has started up in part. The portion of the plant above the first floor not reached by the flood, is running.

The Franklin Mills have started with three shifts and is running night and day. The mill started up Tuesday morning, the main portion of the plant resuming operations that were interrupted by Wednesday night's flood. Tuesday night the mill on the north side of the river, formerly the Walter Aiken mill, started up so that the entire plant was once more running. Supt. William W. Edwards estimated the damage to the mill done by the flood to reach at least $10,000.

It is thought that it will be a week before the Sulloway Mills will be able to resume production in full. The carding machinery was badly damaged. Some of the full fashioned knitting machines have been started. These very valuable and intricate machines were saved by the prompt work on the part of employees. The machines were cleaned and greased to prevent rust, the work starting as soon as the water had gone down enough to allow the men to enter the room. The stock room was ruined by the flood and much costly stock was damaged. A number of cases filled with goods floated down the river.

Work of restoring the stricken areas is going forward. Flooded homes are being made ready for living conditions in accordance with the Board of Health rules. Chemicals for disinfecting are furnished through the Board of Health. The police have guarded the areas and passes have been issued by City Marshal Albert H. Manuel for use in the daytime. Nobody was allowed to enter the flooded area after 9 p. m. and all persons was ordered off all streets after midnight.

Highways suffered greatly from the flood. The extensive jobs that have been going on for weeks on East Pleasant street and on Sanborn street were especially hard hit. Much of the Sanborn street sewer work will have to be done over again, where washouts have taken place. Black top surfaces on many streets were badly broken up. Part of the wall and the fence at the Baptist church were washed out. Nearly half of the road was for Franklin and the postoffice force in this city worked like beavers to get the mail ready for delivery Wednesday morning.

One of the more serious effects of the flood was the washing out of the stone pier and two other piers on the covered bridge on the Franklin & Tilton branch near Franklin Junction. This bridge is closed to all trains bringing freight to the Franklin freight depot. It will not be safe for trains until extensive repairs are made.

Tales of heroism have been frequently related since the flood. One man said that Winn Spencer and his men saved Ward One by 24 hours' work placing sand bags at the Eastman Falls dam. It was no small job to obtain the bags. Probably every empty bag in Franklin was secured for use in various places. The bags of sand placed in the rear of the Capitol Theatre, without much question saved Central street from a much more serious condition than the flood that really flowed down from the Sawyer block to the Daniel bridge. Battery H men and trucks under command of Captain Frank T. Ripley and Lieutenants Leslie Buchanan and Henry Bartlett did a wonderful piece of work on this dam, building one eight feet high and keeping the Winnipesaukee river from overflowing at that particular point.

Captain Ripley received a consignment of 50 blankets from the New Hampshire National Guard headquarters in Concord and these were distributed to needy families here.

Sunday noon a meeting of mill owners and business men was held at the new armory and it was decided that the local police could handle the situation from that time on and men

between Laconia and Concord when the truck from Cambridge had gone as far as possible. A row boat was used to cross a pond of water in the highway.

Tuesday afternoon and evening trucks bringing mail began to arrive at the Franklin postoffice. Two reached here in the late afternoon. At 7 p. m. a truck owned by the Smith Transportation Co. of Lowell, Mass., of which John Partelo, formerly of Franklin is one of the owners, reached the postoffice. It was one of the largest trucks ever coming to town. It couldn't turn in and reach the rear entrance of the building from Church street but managed to make it from the Franklin street side. This truck was filled to capacity with mail coming from the south and it was headed for White River Junction and postoffices between here and there. Nearly half of the load was for Franklin and the postoffice force in this city worked like beavers to get the mail ready for delivery Wednesday morning.

Photo by Ida J. Prince.

Sulloway Mills Office at left; Sulloway Mills Retail Store at right

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Old Hill is gone. Looking across the reflecting pool at the town hall of new Hill, pleasant village where every family owns its own home, and the Government [illegible]

Mrs. White, spry at 82, struck up Old [illegible] God from whom all bl[illegible]

NEW HOME TOWN

By John F. Coggswell

ONE frosty evening last fall about all the residents of Hill, New Hampshire, left their new homes. They made their way over newly surfaced, winding streets, with the full moon shining through the birches, to the new town hall with the illuminated cupola that can be seen as far as Tilton, thirteen miles away. All afternoon the Ladies Circle of the newly united Congregational-Christian and Christian churches had been busy in the chromium-bedecked basement kitchen, getting ready for the monthly baked-bean supper: cold meats, baked beans, relishes, hot rolls, coleslaw, preserves and pickles, pies, cakes and coffee; all you can eat for a quarter.

Before they seated themselves, they stood behind their chairs with bowed heads while their pastor gave humble thanks to the Lord for certain material miracles. As the prayer ended, little Mrs. White, spry for all her eighty-two years, struck up Old Hundred on the antiquated parlor melodeon that has to do until the new church is built. One and all opened their throats and praised God from whom all blessings flow. No one who heard them could doubt they meant it.

It is characteristic of the people of Hill where everything is brand-new except friendships, that they should thank the Almighty for material things, such as sixty-odd modern-to-the-minute, gleaming white homes in a picture-post-card setting. They built those homes for themselves, asking no help from anyone, but they can't help feeling that God must have had a hand in it.

Two years ago United States Army engineers came poking around old Hill, down in the valley, strung along the main highway for a mile and a half on the bank of the Pemigewasset River, where the forebears of many of the present Hill villagers built 175 years ago. Word came that a huge flood-control dam was to be built at Franklin Falls, five miles downstream, and the impounded waters would cover the site of the village. Today old Hill is all but wiped off the map. The next time the headwaters of the Merrimack go on a rampage, it will be flooded fathoms deep.

Photographs Taken for THE SATURDAY EVENING POST by Frank G. Jaquin

But the living village of Hill hasn't been wrecked, burned or drowned. More than sixty of the eighty-seven families that lived together in the old town are up on the hills in a modern, planned village. Fresh-painted homes with varicolored roofs and shutters stand along surfaced streets, among pines, spruces, birches and elms, on lots of a half acre. Every family owns its own home. Half a dozen more residences will be up and occupied come spring. Another score of lots have been bought by families who got jittery and moved to larger towns.

Last summer and fall there was a stream of visitors to the new village, which, its residents proudly assert, enjoys every modernity save dirt, noise and a jail. A Detroit college professor and his wife bought two of the best lots and will spend the summers there until the professor retires. Then they'll become permanent residents. Many others are pricing lots that are all held by the Hill Village Improvement Association, Inc., and are sold at cost plus the price of improvements. The improvement association holds land enough for 150 lots.

Reborn Hill is no ready-made collection of typed houses of the so-called model-town assemblage, put up with Government funds. It's cut to fit the families who live in it, built by them with their own money. No two houses are alike, though all are of Colonial design. Each family has built as it pleased, subject only to reasonable restrictions. The highest-priced home in the village cost less than $6000, the cheapest about $2500. Average cost has been about $3800 for house and lot, the latter accounting for from $150 to $250 of the total. The villagers received from the Federal Government only what was paid them for their condemned homes.

That it's a planned village is evident to any visitor at first glance. The first thing the town selectmen did was to go down to the state capitol and arrange a leave of absence for the State Planning Board's ace engineer, and hire him for the interval. He planned a village with wide streets following the contours of the terrain, a civic center of town hall, school and church, fronted by a park with a reflecting pool that mirrors the buildings; added playgrounds for the children, a recreation park for everybody, a separated business district, public strips behind the lots for electric and telephone wires, a town where no one would ever have to cross the main highway for anything. And the people of Hill built it.

The most astonishing thing about Hill is that there's not one single economic excuse for its existence. When the needle and glass-cutter factory that had been old Hill's support for nearly a century moved out in 1932, and the chair factory that succeeded it folded a few years later, workers got out-of-town jobs, and Hill became a bedroom settlement — except for Selectman Edward Amsden's crutch-and-cane factory, employing five workers. But all kept on living in Hill, driving back and forth to work.

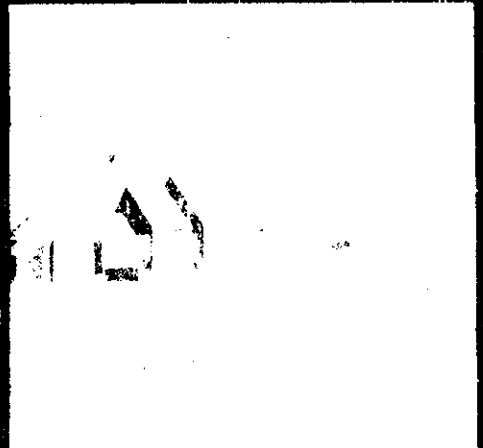
A stranger wonders why, when the dam builders came in, the people of Hill didn't collect for their property and move away to the towns where they earn a living. Open almost any front door in the new Hill and you find a hint of the answer, in the shape of neat little embroidered mottoes hung in the entry halls. The framed adages express a variety of recipes for folks getting along together. For their favorite the ladies have gone to the original source, to Cato the Elder, who, 200 years before Christ, advised his fellow Romans to "always act in such a way as to secure the love of your neighbor."

"'Love thy neighbor as thyself,' eh?" I said to Mrs. Charles Willard.

"Not exactly," she explained. "It's easy enough to love good neighbors. It's a little harder to make your neighbors love you. But the people of Hill have been doing it for nearly two hundred years. Hill people are the finest neighbors in the world. That's the reason behind this new town. We just couldn't bear to think of losing such good neighbors."

Neighboring in Hill is a practical pursuit from one year's end to the other. One family's trouble is everybody's trouble, to be shared in common. Shortly before the old town was doomed, the father of a large family died suddenly. Immediately certain of the village women went into their kitchens and started cooking. Others whisked away the younger children to their homes until after the funeral. Soon the women who had been cooking converged on the bereaved household, bearing food, and stayed to take over the house-keeping. The menfolk [illegible]

Few contracted for finished homes. Most, like Adam Boyce, did their own painting, graded their own lawns.



Reborn Hill is no ready-made collection of typed houses. No two are alike, though all are Colonial in design.

Selectman Ed Amsden—[illegible] the old church [illegible]

attended to all outside matters, looked after the firm and made funeral arrangements. When the family came back from the hillside cemetery the house was in apple-pie order, and the pantry well stocked. Then the family was left alone.

"Being a good neighbor means knowing when people want to be alone, just as much as knowing when they need you," said Mrs. Dana Rounds, a member of the state legislature from the district.

That has been simply routine neighborliness in Hill from the day it was settled. In the new village last fall Ed and Mrs. Amsden and the boys, Henry and Bobby, all came down with the flu at the same time. A nurse was brought up from Franklin, but she found everything under control when she got there—neighbors cooking invalid food, others taking care of the house and the patients.

"All you have to do to rally the whole town is to get sick," said Ed Amsden. "When you're better you'll find the refrigerator full of food."

In just one activity the folks of Hill couldn't get together. They had two churches. "Huh! Congregational-Christian Church and Christian Church," snorted one of the elders. "The only difference atwixt us is that they sing David's Psalms and we sing the Psalms of David."

The Hill Village Improvement Association fixed the church matter when they planned the new village. In the civic center they left room for only one church. Government payments for the old churches will furnish cash to start building the new one. But there'll be no circulating of subscription lists to complete it. Hill citizens shell out freely, take pride in never having failed to make their quota on any drive, but they have their own method of doing it. Right in the middle of moving into their new homes they were hit by a ninety-dollar quota for the USO drive. The kitchen in the basement of the new town hall wasn't ready yet, but the ladies organized three suppers and paid off the quota.

That's the Hill village system of fund raising. They donate most of the food, prepare it, serve it and pay to eat it, and call the gross income profit. It isn't very businesslike, but it's fun. In the basement of the new town hall, where all future "feeds" will be spread, they'll be able to seat 150 comfortably.

Cornerstone of Courage

In Hill, neighborliness isn't based upon similarity of background or position. Take octogenarian Albert White, formerly a city banker, but a Hill selectman for a seventeen-year period, and young Ted Dickerson, native son, who has farmed all his life. Ed Amsden makes canes and crutches. Dana Rounds and Charles Willard manage service stations in Franklin. Adson Boyce is a needlemaker, Floyd Rounds a grocery-store manager, George Mason as antique dealer, Dana Charles an artist at placing interior wood trim. Run through the rest of the in the corners and one finds mostly skilled makers and skilled mechanics. Nobody has more than a comfortable income, and comforts don't come very high in the New Hampshire hills. Nobody is exactly poor, though all have known tough sledding. Some of them got enough for their old places to pay for the new. But many were tenants in the valley, got not a cent for being forced to move, and have built their new places on FHA-guaranteed mortgages. Only a handful felt able to contract for finished homes. Most have done their own painting and graded their own lawns. Two had to sell their cars and arrange to be carried back and forth to their jobs by neighbors, to swing it. All in all, they present the usual cross section of New England small-town humanity, with the addition of a greater solidarity of viewpoint, a determination not to be forced out of their chosen way of living.

The quality of courage runs high in Hill. They needed it to build the new town. Selectmen John Huse, Ted Dickerson and Ed Amsden don't know who first thought of building a new village. Neither does Town Clerk Dana Rounds or George Mason, president of the improvement association. "Like most things that build up in a small community," Ed Amsden believes, "this started over back fences, in the line waiting for mail at the post office, going home from church on Sunday. We had to build a new village or move away."

However it started, the idea was crystallized when the townspeople of old Hill moved through snow-blocked roads to the town hall and filled the ancient structure to bulging, on the Saturday night before Christmas of '39. So many were left outside that they had to move over to the big church across the street. Fred Clark, director of the State Planning Board, was on hand to tell them of the hurdles that would have to be topped to build a new village. One after the other, they got on their feet and said what they thought.

A voice roared from the back of the room, "What's the use of talking all night? We want a new village; let's build it."

State Planner Clark stepped to the rostrum and asked that all willing to go through the grief, annoyances and plain hard work of such a project raise their hands. Every hand in the place shot up.

Many of the loudest shouters lost their nerve. But always a dogged group was determined to see the thing through. Hardly had the villagers left that first meeting when real estaters, smelling a profit, came surging in from Concord, Manchester and Boston. They began bidding for options on the lands where the village would have to be built, only to find that Ed Amsden, John Huse and Ted Dickerson had beaten them to it—they had optioned every spot of available land as individuals, not as selectmen of the town. In New Hampshire neither a town nor its selectmen, as town officers, can deal in real estate. So the Hill Village Improvement Association was incorporated as a non-profit corporation and the options assigned to it. After that, the association called the meetings. It is managed by a president and six trustees, all of whom serve without pay. Wet blankets fell, threatened to smother the village before it was born.

"The workers will cover just about half the taxable land values in the town," a canny villager warned. "I want to build the new village as much as anyone, but I can't afford to pay twice the taxes I am now." That was a tough wet blanket to toss aside.

Down to Concord went the selectmen, officers of the improvement association and leading citizens to see the legislature. A bill providing for turning over lands to the Federal Government for the flood-control project was in committee.

What Unity Can Do

"This is only the first of several projects," the men of Hill told the lawmakers. "Most of the rural-town taxable values are in the valleys. If you don't reimburse them for tax losses, you're going to wipe out towns every time a dam is built." The committee turned them down, but Publisher James Langley, of the Concord Monitor, threw its strength behind the villagers.

The committee reconsidered and the legislature passed the bill, with a clause reimbursing any town so hit for lost taxes up to $9000 a year, for five years.

"Man, we did some plain and fancy lobbying down there," says Selectman Dickerson.

Straight through the center of the new village ran a Public Service Corporation high-tension power line. It would have to be moved, and the power company demanded $8000 for the job. The embattled villagers moved in on the corporation officers and laid down a barrage of argument to save the $8000 that would be needed in building the new town. Legislators, businessmen and big users of power backed their demands. After a week or ten days under fire, the company threw up its hands.

"We've got work to do around here, and we can't do it with the whole state on our necks," the manager said. "Find us a right of way and we'll move the line."

Ted Dickerson and John Huse presented them with a right of way over wild lands a mile or so from the new village site.

In the center of the new village site, covering many acres, stood a mountain of hurricane lumber, put there by the Federal timber-salvage organization.

"Move it!" scoffed the head timber salvager, when Ted Dickerson jumped him in his Manchester office. "Why, man, before the red tape could be unwound your town will be under water. If building your village depends upon moving that lumber, I guess you'd better forget the whole thing."

He guessed wrong. Publisher Langley and his Monitor went to bat for the villagers again. Boston newspaper correspondents sent in stories. The villagers' fight captured editorial imagination, and the papers hit hard.

Three days of that, and the head salvage man came boiling into Hill. "Find me the labor and I'll pay them

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(Continued from Page 44)

and have trucks here to move the lumber any time you wire me they're ready to load it," he offered.

Many a Hill man earned considerable hard cash to put into his new home.

The improvement association needed some cash for preliminary expenses. Hill citizens subscribed $1100 as a gift. When, later, the association had to have $8000 to take up the options and start selling lots, nine New Hampshire banks competed to make that small loan. They cut interest rates and offered to finance the building of the village in its entirety, with no collateral save the character of the villagers. But that wasn't necessary. In less than six months, the association paid off the loan, handed back to the subscribers the $1100 they had put up, and had working capital left.

Early in the game, the association had arranged the leave of absence for Planning Engineer Herbert Persons. Persons jumped into the job with enthusiasm; it was just the kind of chance the young man had been looking for. By the time the tax reimbursement had been made law and the power line and lumber pile moved, he had built the village—built it in a plaster model. This showed in scale every lot, street, sidewalk, park and playground, even every tree and the 100-foot strips on each side of the main highway to give the town control of gas stations and billboards—there will be no billboards within the village limits.

Then the town government needed cash for buying from the association land for streets, parks, playgrounds and public buildings, and for a water system. Full cost would be $90,000, in addition to the cost of the water supply; they needed $50,000 of it right away. The dam builders had started at considerably under $40,000 offered for all town property condemned and had gradually come up to $67,000. "They, not we, made the settlement a hoss-tradin' dicker, and we've got several generations of hoss-tradin' blood in our veins," John Huse told me. "We're not settling for a while yet."

New Hampshire towns are allowed to borrow only up to 3 per cent of their assessed valuation. That limited Hill borrowings to $18,000. But the governor and council have power to authorize bigger borrowing if a town can show ability to repay.

"Certainly the money you'll get from the Federal Government will be ample to repay a fifty-thousand-dollar loan," a councilor told the Hill selectmen when they went down to see about it. "But how do we know that you fellows are capable of handling that amount of money?"

The men from Hill laid the town's financial statement before the council. Cold figures showed that, whereas the town of Hill had owed $20,000 when the depression closed down in 1930, it was free of debt and had a $3900 surplus in the treasury at the end of the 1940 fiscal year.

"We don't know how to be careless with town money," said Ed Amsden.

They got the loan, guaranteed by the state, at 1 per cent interest.

"I should try and tell you gentlemen how to handle money," the state comptroller remarked.

Then they went out after money to put in the new water-supply system. That being a self-liquidating project, and, as such, outside the debt limit, they didn't have to ask anyone except the people of the town in town meeting assembled, for authorization to float $40,000 worth of twenty-year amortized bonds. A Boston bank got them the money at 2½ per cent interest.

"If we should take the sixty-seven thousand dollars that the Federal men are offering now, it would leave us owing only twenty-three thousand, outside of the water bonds, with every improvement put in," the selectmen told me. "That's just about the same amount of debt that we paid off during the depression. It should be easy to handle now, with everybody working. But we're not settling yet, not with the Government agents trying to get us to write off a considerable part of the value of our condemned public works as depreciation. They've softened up a lot, though, since Clarence Rayno took them over the jumps. We ought to get eighty thousand dollars before we're through, maybe."

The Hill villagers are getting a lot of satisfaction out of the Clarence Rayno episode. Over on Rayno's farm the dam builders found a hill of exactly the kind of impervious clay they needed for the core of the structure, enough right there for the whole job. They offered $200 and gradually worked up to $1000, but Clarence held out for $2000. The Federal men took the claim into Federal court on condemnation proceedings. A three-man commission, appointed by the judge, gave the farmer $2800. The flood-control agents appealed, demanding a jury. The jury awarded Rayno $7280, and that's where the matter stands now. The Federal agents don't ask for juries in New Hampshire lately.

The story of new Hill is one of swift action. The first meeting was held only two years ago. On March 11, 1941, the citizens of Hill met for the last time in the old town hall that was soon to be a heap of secondhand bricks and boards. They promptly adjourned and, in slow-moving procession, marched up the hill to reconvene in the new town building, with the new village, already a functioning community, mushrooming up around it.

Not long ago Rodney Pearson, who ran the general store in the old village, but moved away, sure that they'd never be able to swing the new one, came up to look things over. He saw the modern, compact emporium that Town Clerk Dana Rounds has built.

Rodney sighed. "Dana is smart," he mourned, "and I missed the chance of my life—one hundred, maybe one hundred and fifty families for customers, and no competition."

That's the business policy of the new village. As long as the proprietors keep prices and service right, there will be only one general store, one garage and service station, one drugstore, one of each kind of business. The improvement association can keep out undesired places.

Looking over the new village from one end to the other, no one can fail to realize that it is well planned. There's a five-foot grass strip, maintained by the town, on each side of the sidewalks. Homes are set back uniformly twenty-five feet from the inside of the strip. No house can be set closer than twenty feet to the lot lines.

It's a new village, 200 years different from the old. But already life in it has settled down, flows peacefully on just as it did down in the valley.

There's only one thing about the new village that worries some of the Hillers. They're afraid it may be too nearly perfect, too completely finished right at the start.

"If we ever find ourselves with nothing to work for together, we'll be lost," one housewife told me. "It's a good thing we left the church to the last. There'll have to be a world of suppers and concerts and entertainments to pay for it. There's always something to spend money on around a church. That church should be our salvation, in more ways than one."

Hardheaded Ed Amsden says that time after time family heads have told him that since they came up the hill they've had the doctor less than ever before.

"They believe that the new site is healthier than the old," the selectman says, "but just between us, I think that everybody has been too busy and too interested to get sick, even though the flu bug did nibble on my family's bit."

Even the engineers building the new dam are ungrudging in their admiration of the Hill villagers.

"These people have found the answer to a problem that is going to confront scores of American towns when the defense emergency is over and the Government's flood-control program swings into full action," one of the engineers told me. "They're bear cats for direct action, pull no punches in going after what they must have. I can't lay a finger on a single misstep they've made. There isn't a thing I'd change about their new village, if I had to live in it. My advice to towns that will have to be abandoned in the future is that, before they throw up their hands and surrender their community life, they send representatives up to talk with the selectmen of Hill. They know the answers."

UNDER THE STAIRS

By LILIA MITCHELL THORNTON

A SMALL boy's pocket, a woman's purse,
Which is the one that's cluttered worse?
It does not matter—neither compares
With the little closet under the stairs.
Leaky rubbers and outgrown caps,
Raveled mittens and wrinkled wraps,
Maps and papers and dog-eared books,
Tennis rackets and fishing hooks,
Empty boxes and laundry bags,
Mops and dusters and cleaning rags,
Cans of polish and tubes of oil,
A withered plant in a pot of soil,
Two umbrellas, a broken cane,
A piece of glass from a windowpane,
Half-dressed dolls, and a pitcher's mitt,
Garden gloves and a camping kit,
Bits of ribbon and twine and wire,
Sticks of wood for a fireplace fire,
Corners crammed, but there still is room
For roller skates and a worn-out broom.
Something wanted and not around?
Something missing and can't be found?
Look in the place that each one shares,
Look in the closet under the stairs.

APPENDIX H

MINUTES FROM MEETINGS BETWEEN

THE U.S. ARMY CORPS OF ENGINEERS AND HILL'S REPRESENTATIVES

TO NEGOTIATE PUBLIC LAND VALUES

Notes on meeting with Selectmen of Town of Hill, Selectmen of Town of Sanbornton and Army Engineers at Town Hall of Hill on Tuesday afternoon, February 13, 1940

Present: Edward D. Amsden, Theodore S. Dickerson, John J. Huse, Selectmen from Town of Hill; Walter B. Woodman, N. T. Morse, Charles F. Helms, Selectmen from Town of Sanbornton; Frederick P. Clark, Herbert C. Person, from the State Planning and Development Commission; Chief Daniel Dickinson from the State Highway Department; Col. A. K. B. Lyman, Major Gallagher, Mr. Corey and Mr. Roach, representing the Army Engineers; stenographer.

The meeting was opened by Mr. Amsden who explained that because of the presence of the Selectmen from Sanbornton he felt that the discussion should cover the Sanbornton Bridge situation before taking up Town of Hill business, so that the Sanbornton Selectmen might return to their homes early.

The following is a notation of the highlights of the discussion:

Mr. Amsden: Because of the fact that we have had no word from the Army Engineers on this Sanbornton bridge, we feel that it is a point that should be settled.

Mr. Corey: We do not know what it is all about.

Mr. Amsden: Explained situation by stating that the bridge would be under water, that the roads would be under water and that they felt that the Army should purchase the bridge on the same basis that they purchased private property.

Mr. Corey: Is there any serious damage involved?

Mr. Amsden: Yes. We feel that the damage involved is the same as for private property.

Mr. Corey: Because of the infrequent flooding which they have estimated over a 35-year period, the bridge will only be flooded 45 days in a 100-year period and, therefore, he doesn't see any damage involved.

Mr. Person: Asked if the Army wasn't purchasing all the property to the established elevation.

Mr. Corey: They have orders to purchase to a definite line.

Mr. Morse: What is going to happen to four small bridges in Sanbornton?

Mr. Corey: They didn't know what arrangements the Government might make for the maintenance of the road and bridges.

Col. Lyman: If the Army Engineers made a statement relative to the maintenance of the bridge and road, would it alter the situation?

Mr. Person: Explained to Col. Lyman that these towns were both small and relatively poor.

Col. Lyman: What effect does this bridge have on the relocation of the town?

Mr. Person: The bridge represents a siezeable expenditure of money by the town for construction.

Mr. Amsden: In case Sanbornton bridge was left and the road maintained did the Engineers feel that there was no damage incurred?

Mr. Corey: I don't know. Does Mr. Amsden feel so?

Mr. Amsden: Certainly. Both on the bridge and on the approaches. I still don't see that there is any difference between the consideration of the bridge and private property.

Mr. Corey: Some people in Sanbornton have written in protesting the abandonment of the road and bridge.

Sanbornton Selectman: I saw at least one of those letters written by Sanbornton residents. This resident pays only $11.35 a year in taxes and yet he wants hard-surface roads and everything else.

Sanbornton Selectmen: Because the road would be flooded, they would have to abandon the roads.

Mr. Corey: Wants to know if selectmen couldn't get together and submit a statement of their plan on the disposition of this situation to Col. Lyman.

Col. Lyman: Wanted to know if they were going to abandon the roads and how would this be handled. He didn't understand the law in New Hampshire on this point.

Mr. Person: Asked Mr. Dickinson what the procedure was.

Mr. Dickinson: Can be handled by the selectmen.

Mr. Huse: Would have to put an article in the warrant to handle abandonment.

Mr. Amsden: Wanted to know why the Army Engineers couldn't submit a proposition to the Selectmen who could in turn put this proposition up to the townspeople.

Mr. Clark: The proposition should be submitted stating definitely what the situation would be if the federal government did not purchase the bridge. Would the federal government assume expense of maintenance of the road, approaches, bridge and all damages due to flooding, or accidents happening on the bridge and the highways to it?

Col. Lyman: Believes that this information could be furnished by the Army Engineers by February 26th.

Mr. Roach: Inquired how old the bridge was and its approximate cost.

Mr. Dickerson: Bridge was built about 1913. The actual value placed on this by the town is $50,000.

Col. Lyman and 3 selectmen from Sanbornton left the meeting. Meeting then dealt with Town of Hill business.

Mr. Amsden: Asked the Army Engineers if they had anything further to offer on the town buildings.

Mr. Corey: No change in amounts. Their appraisers have submitted the following figures which show very little change:

Building	1st Appraisal	2nd Appraisal
Town Hall	$ 4,800.	$ 5,000.
Store house	2,300.	2,600.
School house	8,000.	8,000.

Mr. Amsden: Understood that Engineers were coming up today to make another offer probably more satisfactory to the town.

Mr. Corey: Only Secretary of War can authorize offers. The men in the field can only make suggestions and try to get approval or recommend approval of suggestions made by field crews.

Maj. Callagher: What is the difference in prices as it now stands?

Mr. Roach: $7,500. for the school house.

Mr. Amsden: This did not include land.

Mr. Corey: Title to school building is in school district.

Mr. Huse: Must come to school district.

Mr. Corey: If we can come to an agreement on the school house, we can close the deal.

Mr. Huse: The school district will have to pass on the proposition first.

Mr. Corey: Believed they could negotiate with the selectmen.

Mr. Clark: The Selectmen could deal with the Army Engineers and recommend to the school district.

Mr. Roach: Can't selectmen recommend the price offered for acceptance by the school district and voters.

Mr. Amsden: They probably could, but won't because of unsatisfactory price.

Mr. Corey: Asked what price was now on town books for the town hall.

Mr. Amsden: Books show a valuation of $4,500. but because town buildings are not taxed this figure is of no value. It has remained the same for a good many years.

Mr. Corey: Have you had estimates made of town buildings.

Mr. Amsden: Yes.

Mr. Corey: By whom?

Mr. Amsden: By contractor.

Mr. Corey: On basis of replacement?

Mr. Amsden: Yes, on basis of replacement, less depreciation.

Mr. Corey: Wanted to know if Amsden would mind giving figures on buildings as submitted by contractor.

Mr. Dickerson: Requests made to Army Engineers were given on basis of contractor's figures.

Maj. Gallagher: How far were we off on store house and other buildings?

Mr. Roach: $700.

Mr. Corey: Does the town have only one appraiser?

Mr. Amsden: Yes.

Mr. Corey: Could the town appraiser and their appraiser get together and try to settle the difference?

Mr. Amsden: Didn't know what good it would do because contractor guaranteed his figures and would replace the building for figure given. The selectmen hardly know what to do. All these questions must be settled before town meeting because they need to raise money and go ahead with this building of the new community. If they can't settle on the price with the Army they will have to go ahead and work on their own and collect later.

Mr. Corey: Wanted to know if their man and selectmen's representative couldn't get together and settle these differences.

Mr. Muse: This must be done before the budget committee meets because the town is so organized that information would have to be in by the 27th of February.

Mr. Amsden: Believes this proposition doesn't affect the budget committee.

Mr. Dickerson: Doesn't see why their figures weren't as good as anybody's because the contractor is willing to back them up.

Maj. Gallagher: Why can't we split the difference?

Mr. Roach: This would make $6,400. for the town hall, $2650. for the store house and $3,000 for the school.

Mr. Amsden: These figures may not be accepted by the townspeople. Is this an offer?

Maj. Gallagher-
& Mr. Corey - This is a compromise figure but they were willing to suggest to Col. Lyman that it be accepted.

Mr. Corey: Another thing we would like to settle is the water system.

Mr. Amsden: We would, also, like to get this settled.

Mr. Roach: We have not received a figure on the system from the selectmen.

Mr. Corey: We didn't bring this figure. Do you remember what we offered you?

Mr. Dickerson: A figure of about $17,000 was given to the selectmen.

Mr. Corey: We would like to get this figure in the record.

Maj. Gallagher: The selectmen gave some sort of a figure on what they thought the system was worth. What is it?

Mr. Corey: The Army Engineers have made two or three attempts to settle for the water system but changes have come up and the last change made on the basis of the statement from the Board of Health that the present source could not be used for the new system has stopped further consideration of the system.

Mr. Amsden: Read Howard's letter about discontinuing present source of supply and substitution of gravel wall well as recommended by State Board of Health.

Mr. Corey: Read signature of letter for record.

Mr. Clark: Explanation of state law under which the Board of Health has authority.

Mr. Corey: Wanted to know if selectmen had any figures as to cost of this new system, and who would pay for drilling the wells and the engineering?

Mr. Dickerson: The town would pay for this.

Mr. Corey: Wanted to know where water supply came from for existing farms near new town site.

Mr. Amsden: Came from shallow wells. The supply would be insufficient for any town system.

Mr. Corey: Could the present supply be used as the spring was blocked up?

Mr. Dickerson: The flow wasn't sufficient.

Mr. Amsden: Explained that the present supply was made up of both the spring and the Needle Shop Brook, but without the brook supply the spring wasn't sufficient.

Mr. Dickerson: Felt that the new system would be cheaper and would get better water.

Mr. Huse: The new source would have to be sufficient to not only give water supply but fire protection.

Mr. Corey: If the Army Engineers tried to recommend the replacement of the water system they would be laughed at because they didn't even know where they would have to get their source of supply for well or if there was sufficient water for well. Wanted to know if they could send up a geologist and the town hire one to settle the question of supply.

Mr. Person: I believe this could be done.

Mr. Amsden: Wanted to know if the War Department couldn't work on the same basis on the water supply as they have for the replacement of the state highway.

Mr. Corey: In order to d this they would have to state the case, the facts, figures and supporting data in order to get approval for proceeding with the work.

Mr. Amsden: Still cannot see why it cannot be handled same as the highway.

Mr. Dickinson: Suggested that the town make a survey and plans and submit them to the War Department for approval.

Mr. Amsden: The War Department instructed the Highway Department to go ahead and make the necessary surveys and plans for this, which in turn was paid for by the War Department. Couldn't the War Department do the same thing for the town on its water supply. If the Army Engineers would, the selectmen wouldn't hesitate a minute to go ahead, provided they get this approval.

Mr. Corey: This might need the approval of Col. Lyman. The Engineers have tried to get some plan on this and tried to get this for the town.

Mr. Huse: The State Board of Health tells them what to do and the town has to live up to their regulations.

Mr. Corey: Wanted to know what the town considered was the value of the present system.

Mr. Amsden: Rough estimate is $54,000.

Mr. Roach: Is this the figure you want for the present water system?

Mr. Amsden: For the present system, yes.

Maj. Gallagher: Get break down.

Mr. Amsden: Gave break down from planning commission inventory.

Maj. Gallagher: Army Engineers and Person couldn't agree on planning commission figures.

Mr. Person: The Major's statement is a little in error. The Engineers used our figures and were in agreement with the exception of the dam.

Mr. Corey: The Engineers should be able to agree on the content of the dam.

Maj. Gallagher: Wanted to know if they couldn't get together on the estimates.

Mr. Dickerson: Wanted to know if we needed to submit proposal on present system.

Mr. Amsden: Wanted to know if we couldn't work on the basis of replacement and do it expediently because the town would have to move in short order and must have water at the new site.

Mr. Corey: Wanted to know if, in the absence of a definite plan, two parties wouldn't have to get together and see what would have to be done.

Mr. Amsden: The Engineers paid all the expenses in studying the highway, why couldn't they do the same for the water system on the basis of replacement.

Mr. Clark: Suggested that town officials make out a list of all town facilities which will have to be replaced and start out on the basis of replacement similar to the highway for all public facilities and services.

Mr. Corey: Doesn't think so. They are shooting in the dark as far as the water is concerned, not knowing whether it is there or where it can be found.

Mr. Clark: Wanted to know if the Army couldn't satisfy themselves as to the feasibility of the project.

Mr. Corey: Stated that they would do a lot of investigating work on present transactions and that the Government was having to buy water services provided free to certain parties.

Mr. Amsden: Wanted to know why the same reasoning didn't apply for the highways.

Maj. Gallagher: Highway has no value. The pipe in ground has.

Mr. Amsden: Wanted to know if they suggested that the pipe be dug up.

(no reply)

Mr. Dickerson: Wanted to know if they couldn't get together on the system.

Mr. Corey: Wanted the selectmen to submit itemized list of everything for joint consideration by the Army and selectmen.

Mr. Clark: Suggested all these things be put in writing.

Mr. Amsden: Stated that the selectmen haven't gotten any further than they were last December and wanted to know how much more delay there would be in the whole proposition.

Mr. Corey: The plan would have to be submitted to the Chief of Engineers.

Mr. Amsden: wanted to know if they would cooperate in everything on the basis that was used for the highway.

Maj. Gallagher: Wanted to know how many houses are going to go in the new town.

Mr. Amsden: Didn't know exact number, they were optimistic and explained that there would be quite a number.

Mr. Clark: Explained that inquiries had been received from the outside asking about the purchase of land and locating in the town.

Mr. Huse: Wanted to know how long it would take to get an answer to this new proposition.

Mr. Amsden: Emphasized the importance of settlement within a short time.

Maj. Gallagher: Wants to settle buildings this afternoon.

Mr. Amsden: The price isn't satisfactory to them yet.

Mr. Corey: Wanted to know if the town had deeds to their buildings and water system, etc.

Mr. Amsden: Yes. Had them in the safe.

Mr. Roach: Wanted to know if selectmen could accept offer on town hall this afternoon.

Mr. Amsden: Suggested the selectmen get together privately to talk this over.

Maj. Gallagher: Suggested that the selectmen could get along further on the water system if they forgot all about the new development.

Mr. Corey: Suggested that they base the price on settlement for water system on fair basis similar to that used in letting the contract.

Maj. Gallagher: Felt that the two parties could agree on the quantities and adjust the differences on prices and on the dam and settle on basis of existing system.

Mr. Dickerson: Didn't see how this was possible because of the discrepancy between $17,000 offered and $54,000 value placed on it by selectmen.

Maj. Gallagher: Expressed desire to be fair on settlement. Wanted check with Person on list of quantities and try to come to an agreement.

Mr. Amsden: Stated that we already agree on quantities with one exception and didn't see how it would help much.

Maj. Gallagher: Expressed desire to sit down tomorrow morning and go over this.

Mr. Amsden: Stated that they could give an answer on the compromise figures for buildings this afternoon.

Selectmen retired to talk it over and reported back that they would submit compromise figures to town meeting and get an expression from the voters of the town as to acceptance or rejection.

Notes on meeting with Selectmen of Town of Hill
and Army Engineers at Town Hall of Hill on Friday afternoon, February 23, 1940

Present: Edward D. Amsden, Theodore S. Dickerson, John J. Huse, Selectmen from Town of Hill; Percy R. Sanders, Superintendent of Concord Water Works; Mr. Corey and Mr. Roach representing the Army Engineers; Mr. Samuel Ellsworth, consulting engineer of Boston, Mass., for the Army Engineers; Herbert C. Person from the State Planning and Development Commission. Also present was Oscar Wadleigh, Superintendent of Hill Water Works.

The following is a notation of the highlights of the discussion:

Mr. Corey: Introduced Mr. Samuel Ellsworth, consulting engineer from Boston who had been retained by the Army Engineers for the purpose of advising them as to the cost, etc., of the present system and the probable replacement of a new system.

Mr. Corey: Inquired if the town had a deed to the right-of-way and the dam.

Mr. Amsden: Replied that the town had a deed for the pipe lines which was recorded in Merrimack County 492, page 597, and the deed was conveyed May 24, 1928.

Mr. Corey: Asked if it would be logical for the Army Engineers to assume that the title for the right-of-way was in order.

Mr. Huse: Stated that there was no question as to the title as it was drawn up by Mr. Robert Upton and Mr. Alexander Murchie of Concord.

Mr. Corey: Inquired if the town had adequate rights across the property as they found mention of this in various deeds.

Mr. Corey: Explained that they had stopped in to see Mr. Trager of the State Board of Health in Concord.

Mr. Corey: Thought it would be well to explain what the town had in mind relative to the possibility of a water system.

Mr. Huse: Explained that Mr. Trager of the State Board of Health required that they secure new source of supply.

Mr. Ellsworth: Stated that he has already talked this matter over with Mr. Trager and wanted to know what the selectmen had in mind for the new site.

Mr. Amsden: Asked Mr. Person to explain the new town layout.

Mr. Person: Showed Mr. Ellsworth street layout and pointed out possible location for wells and reservoir.

Mr. Ellsworth: Inquired for facts on the age of pipes in this sytem as this was not mentioned on the plan showing the inventory of existing equipment.

Mr. Huse: Thought that the pipe was put in about fifteen or twenty years ago.

Mr. Ellsworth: Wanted to know if all cast iron pipe was cement lined.

Mr. Amsden: Suggested that they call on Mr. Wadleigh, Superintendent of Water Works who had better knowledge of the property but felt that the pipe was up to date. Copper tubing was also used in some instances.

Mr. Sanders: Stated that if the larger part of the pipes was put in fifteen years ago, he thought the pipe would be plain cast iron as cement pipes have been in use only within the past ten years. He further stated the town of Hill purchased the same cast iron pipes in 1917. This was plain cast iron and coated inside.

Mr. Ellsworth: Stated that cement lined pipes were not shown on the plans and he wanted to know if two inch pipe lines in the northern part of town were cement lined.

Mr. Wadleigh: Stated that this two inch pipe was not cement lined. It had been installed at an early date and it was two inch galvanized pipe.

Mr. Ellsworth: Inquired if anybody knew what class insurance rate prevailed in town.

Mr. Huse: Stated that he believed the rate here was 1% for 4 years for those within the area served by a fire hydrant and 1½ for 3 years for those outside the fire protection area.

Mr. Ellsworth: Inquired if the plan was included in the underwriters report.

Mr. Amsden: Yes. That the system was included and that various tests of the system had been made at various times.

Mr. Huse: Stated that the pressure of the water system was about 42 pounds per square inch.

Mr. Huse: Inquired if Mr. Trager had mentioned the possibility of a gravel wall well for the new town.

Mr. Ellsworth: Stated that he had felt that if wells were less than sixty feet deep that tubular wells would be more advisable in his opinion.

Mr. Wadleigh: Stated that the cast iron pipes were not cement lined, further stated the heavy sheet iron pipes cement lined were used in the system in various places and that 4-inch cement lined sheet iron pipes were used in place of the 6-inch shown from the reservoir to the main street. This pipe was from thirty to forty years old and that only a few sections were 6-inch cast iron.

Mr. Ellsworth: Inquired if curb corks were installed for all house connections.

Mr. Wadleigh: Yes, for 100 houses.

Mr. Ellsworth: How were the water rates figured?

Mr. Wadleigh: The rates were figured according to the use in the home.

Mr. Ellsworth: Inquired if the New Hampshire Board of Underwriters had made test of the system.

Mr. Amsden: Stated that they had.

Mr. Ellsworth: Stated that if this system is somewhat deficient that he did not feel they wanted to figure on a new system of similar nature for the new town.

Mr. Sanders: Wanted to know if Mr. Ellsworth was not going to figure on a new system for the new town site, and only use the quantities and other data to figure the value of the present system.

Mr. Ellsworth: Replied in the affirmative.

Mr. Amsden: Stated that the present pipe could not be used in the new town and they would have to replace the present system with new material and equipment.

Mr. Ellsworth: Stated that in order to figure the present system it was necessary to consider the use of the present system.

Mr. Amsden: Stated that the only trouble that has occurred since the installation of the system was in the spring of '39. It was caused by plugging with silt at the intake. He also stated that the system had been very satisfactory and they have had adequate supply of water since installation.

Mr. Corey: Explained that the Army Engineers would like to have Mr. Ellsworth figure on a new system adequate for the new town.

Mr. Amsden: Stated that the town wanted a system which would furnish an adequate supply of water which would meet with the approval of the State Board of Health, and would want storage enough for adequate fire protection.

Mr. Corey: Inquired if the selectmen had a pipe layout for the new town.

Mr. Person: Stated that no such plan had been made.

Mr. Sanders: Stated that one of the most important problems is to find an adequate water supply.

Mr. Corey: Stated that he thought the Army Engineers could do some exploratory work in locating the supply. He further stated the Army Engineers have some drilling equipment and felt it could be in the area in about a week or ten days.

Mr. Sanders: Inquired if the selectmen ever had any comment from the State Board of health as to the purity of the water.

Mr. Dickerson: Stated that Mr. Trager had made the remark that they tolerated the present system and that Mr. Trager had reported traces of manure were found in the tests.

Mr. Sanders: Felt that the new town site was ideal for the laying out of the water system and for constructing a reservoir for a good gravity system.

The meeting adjourned for a field trip which covered the area including the present town and the drainage basin. At the conclusion of the field trip Mr. Corey inquired for a plan of the street layout superimposed on a topographic map for Mr. Ellsworth's use in laying out the new water system.

Mr. H. C. Person offered any information including maps and photographs the Army Engineers may require for this work.

Notes on meeting with Selectmen of Town of Hill; School Board; Richard Upton, Attorney; at Town Hall of Hill on Sunday afternoon, February 25, 1940.

Present: Edward D. Amsden, Theodore S. Dickerson, John J. Huse, Selectmen from Town of Hill; Richard Upton, Attorney, Concord, N. H., Phebe F. Focht, Grace Colby, School Board; Herbert C. Person, State Planning and Development Commission.

The following is a notation of the highlights of the meeting:

The meeting was opened by Mr. Amsden who explained that the School Board was invited to this meeting to be advised of the selectmen's interest in the problem of disposing of the present school and plan for its relocation in the new town site.

Mrs. Focht: Explained that according to her interpretation of the law the School District has the right to dispose of school property. That the land upon which the school was built was in the name of the School District and according to law the School Board was duly bound to negotiate with the Federal Government for its disposition. She also thought any monies received for school property should be turned over to the town treasurer and such monies should only be used for the construction of a new school building.

Mr. Huse: Inquired if the School Board had made any plans for securing the land necessary for the relocation of the school building.

Mrs. Focht: Felt that this matter should be taken care of in the school warrant.

Mr. Amsden: Expressed the opinion that the School District and the selectmen should work together on the school problem.

Mrs. Focht: Stated that she personally would like to see the school house and town hall combined into one building. Also asked if a price had been mentioned by the Army Engineers for the purchase of the school property.

Mr. Amsden: Stated that the Army Engineers had suggested a compromise offer of $9,000.

Mrs. Focht: Felt elated over the figure of $9,000. as she had heard that the price would be $8,000.

Mr. Upton: Stated that the School Board would have to vote to accept the price offered and that the School Board would have to put an article in the town warrant to see if the town would vote to accept the offer.

Mr. Upton: Offered the following article for the school warrant.

"To see if the School District will vote to sell to the United States of America all property owned by it within the floodage area of the Franklin Falls Dam, for the sum of nine thousand dollars."

Mr. Upton: Stated that another article should be placed in the warrant to give the necessary authority for the transfer of the property.

"To see if the School District will authorize the School Board to execute all necessary agreements and deeds for the transfer of its property to the United States of America in accordance with the preceding article."

Mrs. Focht: Inquired if the School Board needed any reference in this warrant for authority to build a new school house to replace the old one.

Mr. Amsden: Suggested that the School Board draft an article suggesting a committee to take care of this work.

Mr. Upton: Stated that persons named to this committee should not be members of the School Board.

Mr. Amsden:
Mr. Dickerson: Suggested that the article should suggest a member of the School Board, a member of the Board of Selectmen and a citizen of the town.

Mr. Amsden: Expressed the opinion that a joint committee would work in harmony.

Mrs. Focht: Inquired as to the size of the committee and suggested five members.

Mr. Dickerson: Stated that in his opinion five people were too many to serve on a committee as it was hard to select five people who would work together.

Mr. Amsden: Stated that if a committee was too large the work would not progress as rapidly as with a smaller committee.

Mr. Upton: Inquired if the School Board had a treasurer and if the School Board paid in monies to their own treasurer or the town treasurer.

Mrs. Focht: Thought that all monies had to be deposited with the town treasurer. Also said that they had their own treasurer.

Mr. Upton: Did not feel that the School Board treasurer had to deposit school money with the town treasurer. Further stated that the School District has the right to appropriate monies.

Mr. Amsden: Stated that the School Board may want to spend more money than is offered by the government for a new school building in the new town site.

Mrs. Focht: Stated that the present school was inadequate for the number of pupils.

Mr. Huse: Stated that he did not feel that the School Board would want to build a smaller school house, but stated that he felt the cheap renters in the town would move out rather than relocate in the new town.

Mr. Amsden: Stated that in planning for the new school it would be cheaper to construct a building adequate to take care of possible increases in the number of school pupils.

Mrs. Focht: Felt that the School Board would have to go in debt in order to build a school house costing more than $9,000. and that an article in the warrant to cover this item would be necessary.

Mr. Upton: Stated that the School Board would need an article in the warrant for authority to borrow money.

Mrs. Focht: Asked the selectmen if they have decided on the type of building they were planning for the new town hall and expressed a desire for a school building constructed of fire resistant material and felt that an article should be drafted giving authority to appropriate money for this purpose. Also stated that the School Board had never worked independently but had cooperated with the selectmen in all their work and felt that they should continue to do so.

Mr. Amsden: Asked if the School District would vote to turn over the monies received for the disposition of school property to the town.

Mr. Upton: Stated that the town does not have authority to borrow money for school purposes. He further stated that the School District was a private corporation and the town was a private corporation.

Mr. Amsden: Suggested that the School District and the town secure a joint borrowing in order to secure a better rate of interest.

Mrs. Focht: Suggested that the School District accept the $9,000. from the Federal Government and keep it in the School District treasury and vote to appropriate the necessary funds.

Mr. Amsden: Stated that the School Board would have to vote to borrow money in anticipation of the $9,000. to be received from the Federal Government.

Mr. Upton: Suggested that the School Board vote to appropriate $9,000. or get authority to borrow money.

Mr. Amsden: Suggested that the School District vote to borrow $9,000. in anticipation of the same amount to be received from the Federal Government. It would not have to be raised by taxation.

Mr. Upton: Suggested the next article:

> "To see what sum of money the district will raise and appropriate for the purpose of purchasing land for the new school house and for the building of a new school house."

Mr. Amsden: Inquired if there was any debt limit in the School District.

Mr. Upton: Stated that the School District could not borrow an amount in excess of 2% of the last assessed valuation of the district.

Mr. Amsden: Stated that the School District would have to apply to the Governor and Council for authority to exceed the statuatory limitation.

Mr. Upton: Stated that the aggregate departmental borrowing shall not exceed 6%.

Mr. Upton: Suggested the next article:

> "To see what sum the district will authorize the School Board to borrow upon the credit of the district, issuing bonds therefor, in anticipation of the monies to be received by the district from the United States of America from the sale of school district property which is to be flooded."

Mr. Amsden: Inquired if he was correct in his understanding that the School Board could not serve on the previously mentioned committee.

Mr. Upton: Did not think any members of the School Board could serve on this committee.

Mr. Amsden: Suggested that one member of the Board of Selectmen be placed on this committee.

Mr. Upton: Suggested the following article:

> "To see if the district will vote to appoint a committee of three persons, including at least one member of the Board of Selectmen, with the following authority: to locate the new school house; to purchase or acquire all the land necessary for the new school house upon reasonable terms and conditions; to have prepared by a competent architect, and after public hearing to adopt plans and specifications for the new school house; to request public bids for the construction of the new school house in accordance with said plans and specifications; to award the contract or contracts for the construction of said school house."

Mr. Amsden: Stated that the selectmen would probably give the land for the school to the School District. Also suggested that the School District would probably have to appropriate money to take care of the interest in the borrowing. 3% of $9,000. or $270. was suggested as the amount to be appropriated.

Mr. Upton: Suggested the following article:

> "To see what sum the district will raise and appropriate to defer interest charges on the bond issue proposed in the preceding article."

The meeting with the members of the School Board adjourned at four-thirty; meeting with board of selectmen followed.

Notes on public hearing on street layout for new town site. Meeting held at Community Hall in Hill, Tuesday, February 27, 1940.

Present: Edward D. Amsden, Theodore S. Dickerson, John J. Huse, Selectmen from Town of Hill; Ray Fort, President of the Loan and Trust Savings Banks, Concord; John Terrill, Treasurer of the New Hampshire Savings Bank, Concord; I. Reed Gourley, Vice President of the National State Capital Bank, Concord; and Wilbert F. Cameron, Treasurer of the Loan and Trust Savings Bank, Concord; George Mason, President of Hill Village Improvement Association; also, Frederick P. Clark, Herbert C. Person and Charles A. Blessing, of the State Planning and Development Commission.

The following is a notation of the highlights of the discussion:

The meeting was called to order by chairman of the board, Mr. Amsden, who read the petition and the notice of the public hearing. Explained the reason it was necessary to comply with the law in regard to the layout of the streets in the new town. Also explained that after the hearing the selectmen would lay out the streets, assess damages and purchase the necessary land. Chairman called for comments or suggestions by those present. No comments or suggestions were offered. Chairman then read the article in the town warrant for the purpose of receiving comments or suggestions from any of those present at the meeting.

Mr. Carr: Asked if the selectmen had received an offer from the government for the public buildings.

Mr. Amsden: Explained that the representative of the Army Engineers could not make an offer but could make a suggestion as to price and suggest to the Secretary of War that this price might be acceptable to the people, and that the Secretary of War would then make an offer to the people of Hill.

Mr. Amsden: Also stated the Army Engineers had suggested sixty-one hundred and fifty dollars ($6,150) for the town hall, twenty-six hundred and fifty dollars ($2650) for the store house and nine thousand dollars ($9,000) for the school house, or a total of seventeen thousand, eight hundred dollars ($17,800).

Mr. Carr: Then asked if the Army Engineers had suggested any settlement for the water system.

Mr. Amsden: Stated that no definite offer had been made. He also explained that because of the limited time available for the installation of a water system that the selectmen had met with the Army Engineers and tried to reach some sort of an agreement relative to a settlement on the water works. He further explained the outcome of the meeting with the Army Engineers. That the Army Engineers had hired a Mr. Samuel Ellsworth, a consulting engineer from Boston, to work out a suitable settlement of this problem. He further stated that the consulting engineer was working on the basis of replacing the present water system and would work up cost and estimate for further negotiations with the selectmen. He also explained

that the Army Engineers were doing some exploratory work in connection with the possible source of supply and that a drilling outfit was already test drilling adjacent to the Hill Center Road. He felt that this progress by the engineers showed that they were going ahead in effect if not in fact.

Mr. Carr: Then inquired if any negotiations had been made relative to the bridges.

Mr. Amsden: Stated that no public or private property can be flooded without payment of damages for the loss of such property.

Mr. Carr: Then asked if the Army Engineers were going to pay for or replace the streets.

Mr. Amsden: Stated that Mr. Corey had advised him that all facilities which will be flooded will be paid for.

Mr. Amsden: Further stated that the three offers they had already received for public buildings were practically replacement offers.

Mr. Amsden: Then read article nine and again made a request for suggestions or criticisms. He told the audience not to hesitate to criticize on any of the articles as the selectmen were tougher than tripe and could take it. Since no comment or criticisms were forthcoming, he then read articles ten and eleven.

Mr. Carr: Then asked if the money mentioned in the article in anticipation "was in anticipation of the monies to be paid to the town by the Federal Government."

Mr. Amsden: Then explained the possible delay in receiving money from the government which would necessitate the borrowing of money.

Mr. Colby: Inquired as to how this amount of money could be borrowed.

Mr. Amsden: Explained that the borrowing could be secured by short term notes. He further explained that due to the fact that the state debt limit was based on 3% of the last assessed valuation of the town they could borrow only about $18,000. He further explained that because the relocation of the town was an emergency the town could proceed under the Act of 1933 which requires that the selectmen petition the Governor and Council to appoint a fiscal agent and secure bonds or notes to cover the loan. He further stated that this matter of borrowing the $50,000 was a little different due to the fact that the town was going to receive this money from the Federal Government.

Mr. Carr: Then stated that representatives from various banks were present and suggested that Mr. Amsden read the financial report of the town.

Mr. Amsden: Stated that he did not have the financial report for this year but had the one for the previous year and felt that the one for this year would be as good.

Mr. Amsden: Stated that the report showed that the net surplus was seventeen hundred and sixty-one dollars and ninety-four cents ($1,761.94). He further stated that ten years ago the town debt was twenty thousand dollars ($20,000) and that this had been reduced to a surplus.

Mr. Amsden: Then read articles twelve, thirteen and fourteen and after reading article fourteen he mentioned the fact that application has already been made for a W. P. A. clearing project in anticipation of favorable action by the town on this article. He then read articles fifteen and sixteen; in connection with article sixteen he stated that this article, dealing with the appointment of a committee to study zoning, was extremely important in connection with the relocation of the new village. He then read article seventeen and stated that the construction of a sewage disposal plant may not come until some time in the future but that the selectmen felt the necessary authority should be voted for this piece of work. In his closing remarks he stated that every citizen of the town should study the town budget as well as the town warrant and be prepared to act on them at town meeting day and again asked if there were any questions or comments to be made relative to either of these items.

Mr. Charles Dana: Inquired how long it would be before the lots would be available for purchase.

Mr. Amsden: Then explained that it would be necessary to first lay out the streets and second to lay out the lots. This work would require considerable engineering and it would be impossible to go ahead with this work because the selectmen do not have authority to proceed with this work but felt that with favorable action on the article in the warrant on town meeting day that they would be able to proceed immediately with the work.

Mr. Amsden: Then remarked that if there were no further questions he would turn the meeting over to Mr. George Mason, President of the Board of Directors of the Hill Village Improvement Association.

Mr. Mason: Told of the meeting with the Board of Directors some three weeks ago at which time the board appointed a committee of three of their members to contact various banking institutions, relative to the financing of the work of the corporation in relocating. He then called on the various bankers to explain their propositions.

Mr. Port: Then stated that the bankers from Concord were proud to be asked to this meeting and further stated that all of the bankers present were citizens of New Hampshire. He then said that they were very much impressed with the financial report and stated, if he should fill his car with gas and drive around the state, he wondered how many times he would have to refill before he could find another town able to show such an impressive report. He further stated that the banks were impressed with the methodical manner in which the town had gone about their work in preparation for the relocation and had secured the assistance and close cooperation of the State Planning and Development Commission in making studies and drafting plans.

Mr. Carr: Then asked the bankers to explain how the selectmen could borrow $50,000.

Mr. Terrill: Stated that it should not be difficult for the town to borrow the money. He stated they already had borrowed money in anticipation of taxes and he felt that the town could borrow on short term notes and he felt they would not have to purchase bonds as was mentioned in the article.

Mr. Terrill: Then called on Mr. Gourley, who stated that the towns throughout the state frequently issued one, two and three year notes.

Mr. Lyden: Then inquired how the private citizen could borrow money in anticipation of the monies to be received from the Federal Government.

Mr. Gourley: Stated that the banks are anxious to loan money and that it would be a question of the banks satisfying themselves that they will get their money back. He felt that any home owner who had an equity in their property whether they had a mortgage or not could make arrangements with the Federal Government for borrowing money on that anticipated. He further stated that the banks would appraise every piece of property and work out a method of financing. He further stated that the citizens could not legally assign this anticipated money but that some special arrangements could be made with the Federal Government.

Mr. Pert: Then stated that he thought assignments were made of timber salvage payments.

Mr. Gourley: Answered that he did not feel they actually would make assignments. He further stated if any of the citizens of Hill wished their assistance they would be glad to go ahead and see what arrangements could be made.

Mr. Lyden: Then stated they would probably be forced to move before the payment had been made and that he would not have the money to start construction.

Mr. Gourley: Then stated that the bank would want to know all the facts in the case, the amount of money the government was going to pay for the property and all pertinent data for working out individual loans.

Mr. Carr: Then asked the bankers to explain the rate of interest and the amount of time the various people would have to pay for homes and loans.

Mr. Pert: Answered that most people nowadays liked to pay on the monthly plan and that on the basis of a monthly payment of $7.00 per month per $1,000, it would require eighteen years and two months to pay the note. This payment includes payments on principle and interest. Taxes and fire insurance were not included in this figure.

Mr. Clark: Then asked Mr. Pert if the citizens of the town could secure a better rate of interest if they went into the borrowing on a cooperative basis rather than the single individual.

Mr. Pert: Stated he assumes they might save one-quarter to one-half of one per cent and that the interest rate may be in the neighborhood of 4½%.

Mr. Carr: Then asked if on the basis of eighteen years and two months loan was figured at 5%.

Mr. Pert: This $7.00 monthly payment was based on an interest charge of 5% for the first ten years, then 4½% for the remainder.

Mr. Amsden: Then asked if there was any difference between the plans offered by the Federal Housing Authority and that by the banks, and also asked if it was true that the Federal Housing Authority loans money on the basis of 90% of the cost.

Mr. Terrill: Answered that the Federal Housing Authority does loan up to 90% for an owner-occupied dwelling. The banks can make loans up to and including 70% which is figured on a fair value of the property, with less formality. The banks could make better arrangements if the individual loans were handled as a unit through the corporation.

Mr. Amsden: Then asked for an explanation of the difference between banks and the Federal Housing Authority.

Mr. Cameron: There is more flexibility in savings bank loans than F. H. A. loans.

Mr. Pert: Then stated that whether the loan was made through the Federal Housing Authority or the bank the contact is made with the bank and that the F. H. A. loan is insured by the government.

Mr. Amsden: Then inquired if there was any different attitude on the part of the bank or the Federal Housing Authority if an owner should get behind in payments.

Mr. Cameron: Stated in either case they would be dealing with the bank, but the Federal Housing has rules that they must live up to and these rules require foreclosure. He felt it might be easier for the owner to deal with local banks.

Mr. Carr: Then told the meeting in talking with the bankers from Concord that the banks had stated they would give the necessary financial backing to the corporation to acquire land and proceed with their work.

Mr. Gourley: Then stated that there wasn't much that could be done at the present time as the corporation was waiting for town action on town meeting day and the people in Hill were waiting for the town. He expressed the opinion if no more discussion was made on town meeting day than had been made on the articles at this meeting that it would be just a question of yes, yes, yes, and that on town meeting day the necessary authority for going ahead would be forthcoming.

Mr. Amsden: Then asked Mr. Clark and Mr. Person if they had anything to offer at this meeting.

Mr. Clark: Stated that he didn't feel that there was any need for discussion at this meeting as the citizens had looked this plan over thoroughly previous to this meeting and were meeting again as old friends.

The meeting adjourned for individual discussion with the bankers, Mr. Clark, Mr. Person and Mr. Blessing.

Articles in Warrant of Hill School District
regarding relocating of school house:

12. To see if the School District will vote to sell to the United States of America all property owned by it within the flowage area of the Franklin Falls dam, for the sum of nine thousand dollars.

13. To see if the School District will authorize the School Board to execute all necessary agreements and deeds for the transfer of its property to the United States of America in accordance with the preceding article.

14. To see what sum of money the District will raise and appropriate for the purpose of purchasing land for the new school house and for the building of a new school house.

15. To see if the District will authorize the School Board to borrow nine thousand dollars upon the credit of the District and to issue bonds in that sum, in anticipation of the monies to be received by the District from the United States of America from the sale of School District property which is to be flooded.

16. To see if the District will vote to appoint a committee of three persons, including at least one member of the Board of Selectmen, with the following authority: to locate the new school house; to purchase or acquire all the land necessary for the new school house, upon reasonable terms and conditions; to have prepared by a competent architect, and after public hearing to adopt plans and specifications for the new school house; to request public bids for the construction of the new school house in accordance with said plans and specifications; to award the contract or contracts for the construction of said school house.

COPY OF ADDITIONAL ARTICLES
IN THE HILL SCHOOL WARRANT

9. To see if the District will vote to petition the State Tax Commission to have an audit made by the municipal accounting division and to make an appropriation to cover the expense of such audit.

10. To see if the District will vote to pay the transportation of high school students to and from the Franklin High School during the coming school year.

11. To see if the District will vote to raise and appropriate a sum not to exceed five hundred and forty dollars to cover the cost of transporting the high school students to Franklin, provided in the preceding article.

12. To see if the District will vote to sell to the United States of America all property owned by it within the flowage area of the Franklin Falls dam, for the sum of nine thousand dollars.

13. To see if the District will authorize the School Board to execute all necessary agreements and deeds for the transfer of its property to the United States of America in accordance with the preceding article.

14. To see what sum of money the District will raise and appropriate for the purpose of purchasing land for the new school house and for the building of a new school house.

15. To see what sum the District will authorize the School Board to borrow upon the credit of the District, issuing bonds therefor, in anticipation of the monies to be received by the District from the United States of America from the sale of school district property which is to be flooded.

16. To see what sum the District will raise and appropriate to defer interest charges on the bond issue proposed in the preceding article.

17. To see if the District will vote to appoint a committee of three persons, including at least one member of the Board of Selectmen, with the following authority: to locate the new school house; to purchase or acquire all the land necessary for the new school house, upon reasonable terms and conditions; to have prepared by a competent architect and, after public hearing, to adopt plans and specifications for the new school house; to request public bids for the construction of the new school house in accordance with said plans and specifications; to award the contract or contracts for the construction of said school house.

COPY OF TOWN WARRANT

To the inhabitants of the Town of Hill in the County of Merrimack qualified to vote in town affairs:

You are hereby notified to meet at the Town Hall in said Hill on Tuesday, the 12th day of March next, at nine o'clock in the forenoon to act upon the following subjects:

1. To choose all necessary Town Officers for the ensuing year.

2. To raise such sums of money as may be necessary to defray town charges for the ensuing year and make appropriations of same.

3. To see if the town will vote to authorize its selectmen to borrow money in anticipation of taxes.

4. To see what action the town will take in regard to any real estate acquired by the town through Tax Collector's deeds for non-payment of taxes.

5. To see if the town will vote to accept state aid for Class II roads and raise and appropriate $910.50 for the same; or, to see if the town will vote to accept state aid for T.R.A. roads and raise and appropriate $500.70 for the same.

6. To see if the town will vote to raise and appropriate the sum of $62.00 to the Lakes Region Association of New Hampshire for the issuance and distribution of printed matter, newspaper and magazine advertising, calling attention to the resources and natural advantages of the town, in cooperation with other towns in the Lakes Region.

7. To see if the town will vote to petition the state tax commission to have an audit made by the municipal accounting division and to make an appropriation to cover the expense of such audit.

8. To see if the town will vote to authorize the board of selectmen to sell to the United States of America all town property located within the flooded area of the Franklin Falls upon such terms and conditions as they may deem expedient.

9. To see if the town will vote to authorize the board of selectmen to acquire in the name of the town, by purchase or otherwise, all land within the limits of the town and outside the flooded area which shall be required for public uses upon such terms and conditions as they may deem expedient and to sell any such land which shall prove unnecessary for town purposes upon such terms and conditions as they may deem expedient.

10. To see if the town will vote to authorize the board of selectmen to execute in the name of the town all contracts and deeds necessary and proper to carry out any authority which shall be vested in them by the adoption of Articles 8 and 9.

11. To see if the town will vote to raise and appropriate the sum of $50,000 for the purpose of acquiring land for public uses at the new village site and for the purpose of relocating, constructing and developing public facilities at the new village site.

12. To see if the town will vote to authorize the selectmen to borrow the sum indicated in Article 11 above by the issue of bonds, said borrowing to be in anticipation of the monies to be received by the town from the United States of America through the sale of town properties damaged.

13. To see if the town will vote to authorize the board of selectmen to employ on behalf of the town a manager, architects, engineers, surveyors and other necessary qualified personnel to assist in the work of relocating and developing public facilities in the new village site.

14. To see if the town will vote to authorize the board of selectmen to enter into negotiations with the government of the United States of America or with any of its agencies for the purpose of securing federal assistance in the construction of public works at the new village site.

15. To see if the town will vote to authorize the board of selectmen to have prepared by architects, engineers, surveyors and other qualified personnel the necessary plans for public facilities at the new village site and, after public hearing to adopt said plans and specifications for public facilities, to enter into and award contracts for the construction of said facilities in accordance with said plans and specifications.

16. To see if the town will vote to appoint a zoning commission to study the zoning of the new village site and make a report to the town, to the end that maximum property values in the new village shall be preserved.

17. To see if the town will vote to adopt chapter 95 of the Public Laws and amendments thereto relating to sewers.

18. To transact any other business that may legally come before said meeting.

ORIGINAL HILL VILLAGE RESIDENTS JUST AFTER RELOCATION

Registry of deeds 1940-1942

Name	Travel to work	1942 Property evaluation	Lot #	Mortgages	Corps' payment to previous owners
F. Rounds--rented	L	$3,000.00	18	$2,500.00	($3,800.00)
J. Liden		$4,800.00	17	$3,000.00	($5,600.00)
J. Twombly--rented	L	$3,100.00	16	$3,500.00	($700.00)
G. Wadsworth	R	$2,000.00	15	$	($3,900.00)
A. Jones--rented	C	$2,500.00	12	$3,000.00	
D. Rounds	L	$3,200.00	11	$3,500.00	($3,600.00)
O. Charles	L	$3,000.00	5	$3,500.00	($3,600.00)
E. Amsden--rented	L	$4,100.00	6	$4,900.00	
White	R	$2,700.00	7	$2,000.00	($6,400.00)
O. Wadleigh	L	$3,000.00	8	$1,200.00	($2,400.00)
O. Morrill-rented	L	$2,500.00	46	$2,500.00	
F. Mills-rented	L		45	$2,000.00	
R. Colby--rented	L	$2,200.00	41	$3,000.00	
M. Wadleigh	L	$2,800.00	47	$3,000.00	($6,500.00)
J. Hase	L	$4,000.00	48-49	$1	($400.00)
C. Rounds	C	$2,500.00	50		
E. Crosby	L	$2,700.00	51	$3,500.00	
F. Wilson	C	$2,200.00	54		
P. Colby	C	garage $4,000.00 + $2,500.00	5-6	$4,500.00	($3,250.00)
Willard	C	$3,800.00	10		($4,250.00)
B. Swett	C	$3,000.00	9	$2,800.00	($4,950.00)
E. Lang-rented	C	$2,000.00	27	$2,000.00	
H. Corliss-rented	L	$1,600.00	26	$2,500.00	

Name	Travel to work	1942 Property evaluation	Lot #	Mortgages	Corps' payment to previous owners
E. Dearborn			25		
A. Wilson--rented	L	$1,200.00	24	$1,400.00	
Kenney			23		($2,500.00)
W. A. Boyce	C	$2,700.00	22	$2,900.00	
N. Adison	widow	$1,800.00	21	$2,700.00	($2,700.00)
C. Straw	C	$3,600.00	20	$3,600.00	
W. Keating	L	$3,200.00		$4,500.00	($4,500.00)
L. Twombly	L	$2,500.00	40	$2,400.00	($800.00)
C. Eaton	C	$2,500.00	39	$3,500.00	
C. Ackerman	L	$2,400.00	38	$3,600.00	
W. Sumner	L	$2,500.00	37	$1,200.00	
G. Mason	L	$3,800.00	36		($4,000.00)
J. Blake	L	$2,500.00	35	$1,000.00	($5,700.00)
D. Jones	C	$2,700.00	34	$3,400.00	
D. L. Boxer			33		
A. Fowler	Retired	$3,000.00	32	$1,500.00	($5,305.75)
M. Wheeler	L	$3,000.00	31	$1,200.00	($4,000.00)
C. Conner	L	$1,100.00	30	$500.00	($2,150.00)
Church			29		
E. Amsden	L		59		
R. Day	L		60		
J. Clark	C	$1,500.00	61	$1,100.00	
K. Rayno	C		62		
E. Smith	L		64	$3,200.00	
W. Hill			65		
E. Miner	L		66	$1,200.00	
H. Severance		filling station and tenement $4,500.00	S-5	$2,000.00	

APPENDIX I

LETTERS OF CONSENT

AND NOTICE GIVEN TO RESIDENTS

CONCERNING THE QUESTIONNAIRE

UNIVERSITY OF NEW HAMPSHIRE
DURHAM, NEW HAMPSHIRE 03824

Water Resource Research Center
Pettee Hall – 108

603/862-2144

August 2, 1977

Dear Resident of Hill:

The University of New Hampshire is conducting a study of the relocation of Hill, New Hampshire. As part of the study, we are examining records, newspapers, and other documents to find information about the relocation and its impacts on Hill and its citizens.

In order to help us verify and evaluate the historical records and to secure information about what people in Hill think about the relocation, we are also conducting a survey of current residents. Information from this study may help guide relocation projects in other parts of the country where people may be moved from area subject to frequent flooding.

Andrea Held is a student employed by the University of New Hampshire to assist in this study. Any information you give us will be held confidential and you will not be identified in any report.

Your cooperation will be greatly appreciated.

Sincerely yours,

Edmund F. Jansen Jr

Edmund F. Jansen, Jr.
Associate Professor
Economic & Community Development

UNH research project in Hill

On August 4, 5 and 6, as part of a community development research project, students from UNH will administer a questionnaire to all the residents of Hill. The professor who is directing the research, Dr. Ed Jansen, met with the selectmen and police chief, Fletcher Forsyth, at the selectmen's meeting of July 18. Dr. Jansen described the study as "being interested in the changes the community of Hill has undergone in the last 50 years including the relocation period." The students who will administer the questionnaire have letters from UNH and the Hill police chief, specifying that they are officially part of this study. The letters will be presented upon request of any citizen. Your cooperation in completing this questionnaire will be extremely helpful to this study.

WAR DEPARTMENT
United States Engineer Office
12th Floor, Customhouse
Boston, Mass.

191/444 Merrimack

July 31, 1937

Mr. Frederick P. Clark
Planning Director
New Hampshire State Planning and Development Commission
Concord, New Hampshire

Dear Sir:

Reference is made to your letter of July 27, 1937, requesting data regarding the town of Hill in the flooded area of the proposed Franklin Falls flood-control reservoir.

The operating level of the proposed Franklin Falls Reservoir is at elevation 395 (M.S.L.) which is the elevation which will be reached by a flood of estimated 100-year frequency, based on the records of past stream flow, and is the level to which the storage capacity of the reservoir for flood control is figured. Data in the first two columns of the following tabulation are for this elevation (395). The corresponding data for elevation 411, which is the estimated reservoir level which would be reached by the extremely rare "largest probable flood", are given in the third and fourth columns. The figures for items (1) to (5) comprise only the number and value of the structures themselves. Land for all structures in the area flooded in the town of Hill is grouped in item (6).

Item	In the area flooded up to Elev. 395 - the operating elevation for 100-year flood		In the area flooded up to Elev. 411 - the elevation of the estimated "largest probable flood"	
	No.	Value	No.	Value
(1) Homes	86	$408,216	88	$409,641
(2) Business places	12	56,835	12	56,835
(3) Industrial concerns	6	50,610	6	50,610
(4) Churches	2	17,700	2	17,700
(5) Other public bldgs.*	5	31,650	5	31,550
(6) All land (acres)	417	23,315	424	24,445
(7) Total all land and structures	—	$588,326	—	$591,081

* Includes one monument and two cemeteries.

For the District Engineer:

Very truly yours,

(Signed) Hugh J. Casey

206 Hugh J. Casey
Captain, Corps of Engineers
Executive Officer

December 31, 1933

Colonel A. M. D. Lyman
Corps of Engineers
District Engineer
United States Engineer Office
3rd Floor, Park Square Building
Boston, Massachusetts

My dear Colonel Lyman:

This will acknowledge receipt of the maps you recently sent.

Please accept our thanks for your cooperation in forwarding this material and for the additional information included in your letter.

Very truly yours,

Herbert C. Parson
Planning Assistant

HCP:M

COPY

December 29, 1938

Mr. Herbert C. Porson
Planning Assistant
State Planning & Development Commission
Concord, New Hampshire

Dear Mr. Porson:

Complying with the request contained in your letter of December 22, 1938 I am forwarding, under separate cover, maps of sections of the Pemigewasset River and the countryside in the vicinity of Hill, New Hampshire. These maps show all physical data in that locality now available in this office.

In the event the Franklin Falls flood control dam is built and placed in operation, the upper limit of overflow resulting from storm conditions of about 100-year frequency, would be at about elevation 3[illegible] sea level datum. The location of this upper limit of flowage may be determined from the contour lines shown on each map.

Very truly yours,

(Signed) A.K.B. Lyman

A. K. B. Lyman
Colonel, Corps of Engineers
District Engineer

COPY

December 22, 1938

A. K. V. Lyman, Lt.-Col.
Corps of Engineers
District Engineer
Third Floor, Park Square Bldg.
Boston, Massachusetts

Dear Colonel Lyman:

The selectmen of the town of Hill have requested the assistance of this commission in making plans for the re-location of their town.

We would like to secure a set of maps depicting the water surface elevation of the Franklin Falls Dam and Reservoir, as they will prove invaluable as basic data for this study.

Very truly yours,

Herbert C. Ferson
Planning Assistant

HCF:M

COPY

August 19, 1937

191/473 Merrimack

Capt. W. S. Moore, Assistant
Corps of Engineers
U. S. Engineer Office
13 Floor, Customhouse
Boston, Massachusetts

Dear Captain Moore:

I wish to acknowledge and thank you for your letter of August 16 with further information regarding your property appraisals in the village of Hill. We also appreciate having the explanation in respect to the location of the crutch factory with regard to the flow lines.

Yours very truly,

Frederick P. Clark
Planning Director

FPC:d

COPY

WAR DEPARTMENT
United States Engineer Office
13th Floor, Customhouse
Boston, Mass.

August 10, 1937

Mr. Frederick P. Clark, Planning Director
New Hampshire State Planning and Development Commission
Concord, New Hampshire

Dear Sir:

The following information is furnished in answer to the questions raised in your letter of August 5, 1937, concerning property appraisals in the Village of Hill.

1. The appraisals of buildings in the Franklin Falls Reservoir area were made giving weight to various factors, such as: (1) assessed valuation for tax purposes; (2) use of property; (3) size and materials used; (4) condition of property; (5) location; and (6) local opinion as to valuation where obtainable. As a final check, the cubage of the buildings was found and the final value was determined using a unit of value per cubic foot based on the foregoing factors. At the time that the appraisal was made, property transfers were very few and no index of values could be established therefrom. Buildings were appraised separately from the land and a value of $10 per acre was used for the entire reservoir area as an average for wooded and pasture areas, farm lands and village and town lots. The field appraisal indicated what was determined to be a fair value for land as nearly as could be found from local sources of information. However, this value does not represent the value to be used for any particular piece of property. The resulting figures are believed to be a conservative estimate of the property values during 1936 when the appraisals were made, and it has been assumed that acquisition would be made by agencies familiar with local valuation.

2. The survey shows that the crutch factory would be affected by a flow line of Elevation 390. It has been the rule in appraising damages to summarize the damages in groups between two levels, as between Elevations 330 to 360 and 360 to 390; also that any property affected at or near the division between groups would be included in the lower group. This factory, therefore, was included in the total of industrial concerns up to Elevation 390.

For the District Engineer:

Very truly yours,

(Signed) W. S. Moore

W. S. Moore
Captain, Corps of Engineers
Assistant

August 5, 1937

Capt. Hugh J. Casey, Executive Officer
Corps of Engineers
United States Engineer Office
13th Floor, Custom House
Boston, Massachusetts

Dear Captain Casey:

I wish to acknowledge your letter of July 31 with the information regarding the town of Hill in the flooded area of the proposed Franklin Falls flood-control reservoir. We greatly appreciate your courtesy in supplying us with this information.

I have one or two questions regarding the data.

(1) What is the basis for the valuations which you used? Are they a conservative estimate of what you contemplate will have to be paid in damages?

(2) I have been informed by Colonel Jacobson, Chairman of the State Water Resources Board, that the crutch factory on the Hill Center Road is above the 385 elevation but below the 411 elevation. Your figures show no industrial structures above the 385 level. We should like very much to know just where your survey information locates this crutch factory.

Thanking you in advance for the further information requested above, I remain

Yours very truly,

Frederick P. Clark
Planning Director

FPC:J

July 27, 1937

District Engineer
United States Army Engineers
13th Floor, Custom House
Boston, Massachusetts

Dear Sir:

I have been informed by the State Water Resources Board and your Concord office that you have considerable data regarding the Town of Hill which will be flooded when the Franklin Falls flood control reservoir is built. We would like to secure the following information or as much of it as you have obtained:

(1) Number and value of homes (and land) in the area to be flooded.
(2) Number and value of business places (and land) in the area to be flooded.
(3) Number and value of industrial concerns (and land) in the area to be flooded.
(4) Number and value of churches (and land) in the area to be flooded.
(5) Number and value of other public buildings (and land) in the area to be flooded.
(6) Total valuation of land and structures in the area to be flooded (Town of Hill).

Any additional information which you may have along the above lines would be greatly appreciated.

Yours very truly,

Frederick P. Clark
Planning Director

FPC:J

NEW VILLAGE OF HILL NEW HAMPSHIRE
Plans, Maps and Drawings on File with the
New Hampshire State Planning and Development Commission
June 8, 1993

Location	File Card	Name of Plan	Medium	Type	Research	Drafting	Scale
EH-1	7051-1	Plan Profile and Cross Sections of New Streets	Ink	TC	W.H.Erickson	W.H.Erickson	1"-50'
EH-2	7051-2	Entrance to Town - Perspective	Color	TP	C.A.Blessing	C.A.Blessing	None
EH-2	7051-3	Shopping Center Buildings	Color	TP	C.A.Blessing	C.A.Blessing	None
EH-2	7051-4	Store in Shopping Center, Plan and Elevation	Pencil	TP	C.A.Blessing	C.A.Blessing	¼"-1'0"
EH-2	7051-5	Store, Postoffice and Tearoom Plan and Elevation		BP	C.A.Blessing	C.A.Blessing	¼"-1'0"
EH-2	7051-6	Location Map, New Hill Village	Color	B&W	H.C.Person	A.V.Evans	1"-16 miles
EH-2	7051-7	Shopping Center - Details and Location Plan	Pencil	TP	C.A.Blessing	C.A.Blessing	¼"-1'0" 1"-20'
EH-2	7051-8	Shopping Center - Lot Layout	Pencil	TP	S.J.Tani	A.V.Evans	1"-100'
EH-2	7051-9	Garage & Store, Study Design	Color	TP	C.A.Blessing	C.A.Blessing	1"-20'
EH-3	7051-10	Existing Property Ownership on Proposed Site	Color	B&W	H.C.Person	A.V.Evans	1"-100'
EH-3	7051-11	Existing Land Use on Proposed Site		2 B&W	H.C.Person	A.V.Evans	1"-100'
EH-3	7051-12	Plan of Property to be Acquired		B&W	Angus Nolan		1"-100'
EH-3	7051-13	Topographic Survey		B&W	H.C.Person	A.V.Evans	1"-100'
EH-3	7051-14	Acreage of Properties to be Acquired on Proposed Site	Color	B&W	H.C.Person	A.V.Evans	1"-100'
EH-4	7051-15	Proposed Street Layout on Topography		2 B&W	H.C.Person	A.V.Evans	1"-100'
EH-4	7051-16	Proposed Street Layout on Existing Property		B&W	H.C.Person	A.V.Evans	1"-100'
EH-4	7051-17	Lot Subdivision		BP	H.C.Person	A.V.Evans	1"-100'
EH-4	7051-18	Lot Subdivision, first stage of development		B&W	H.C.Person	A.V.Evans	1"-100'
EH-4	7051-19	Cross Sections Pond		2 B&W	H.C.Person	A.V.Evans	1"-5'

Location	File Card No.	Name of Plan	Medium	Type	Research	Drafting	Scale
EH-5	7051-20	Proposed Street and Lot Layout	Ink sketch	2 B&W	H.C.Person	A.V.Evans	1"-100'
EH-5	7051-21	Proposed Street Layout Plan	Ink	B&W	H.C.Person	A.V.Evans	1"-100'
EH-5	7051-22	Topographic Survey	Ink	B&W	H.C.Person	A.V.Evans	1"-100'
EH-6	7051-23	Street Layout Plan and Topography	Van Dyke	TP	H.C.Person	A.V.Evans	1"-100'
EH-6	7051-24	Topography	Van Dyke	TP	H.C.Person	A.V.Evans	1"-100'
EH-6	7051-25	Existing Conditions Map	Van Dyke	TP	H.C.Person	A.V.Evans	1"-100'
EH-6	7051-26	Lot Layout on Existing Property	Van Dyke	TP	H.C.Person	A.V.Evans	1"-100'
EH-7	7051-27	Streets and Homes in Old Village	Pencil	TP	H.C.Person	A.V.Evans	1"-100'
EH-7	7051-28	Houses and Industries in Old Village	Pencil	TP	H.C.Person	A.V.Evans	1"-50'
EH-7	7051-29	Old Village, sketch	Pencil	DP	H.C.Person	A.V.Evans	1"-50'
EH-7	7051-30	Streets and Homes in Old Village	Color	B&W	H.C.Person	A.V.Evans	1"-100'
EH-7	7051-31	Streets and Homes in Old Village		B&W	H.C.Person	H.C.Person	1"-100'
EH-8	7051-32	Streets and Sidewalks in Old Village		B&W	H.C.Person	H.C.Person	1"-100'
EH-8	7051-33	Existing Storm Sewers in Old Village		B&W	H.C.Person	H.C.Person	1"-100'
EH-8	7051-34	Water System Old Town	Pencil	TP	H.C.Person	A.V.Evans	1"-50'
EH-9	7051-35	Plan of Playground	Pencil	DP	S.J.Tani	S.J.Tani	1"-20'
EH-9	7051-36	Plan of Playground	Pencil	TP	S.J.Tani	S.J.Tani	1"-20'
EH-9	7051-37	Detail of Sandbox	Pencil	TP	S.J.Tani	A.V.Evans	3/4"-1'0"
EH-10	7051-38	Park & Town Hall - Plan Details and Sketch	Pencil	TP	S.J.Tani	S.J.Tani	1"-20'
EH-10	7051-39	Plan - Sewage Disposal System for Civic Center	Pencil	TP	S.J.Tani	S.J.Tani	1"-20'
EH-10	7051-40	Detail of Bumper Rail	Pencil	TP		A.V.Evans	1½"-1'0"

Location	File No.	Name of Plan	Medium	Type	Research	Drafting	Scale
EH-1e	7051-62	Sign to New Village (lettering)	Pencil	TP	H.O.Owen	H.O.Owen	1/4 size
EH-1e	7051-63	Sign to New Village - preliminary sketch		B&W	H.O.Owen	H.O.Owen	1/4"-1'0"
EH-1f	7051-64	Preliminary Plan (superceded)	Pencil	TP	F.P.Clark	F.P.Clark	1"-100'
EH-1f	7051-65	Preliminary Zoning Map	Color	B&W	F.P.Clark	F.P.Clark	1"-100'
EH-1g	7051-66	Roads Along Pemigewasset River Valley Bristol to Franklin (unfinished)	Ink	TC	H.C.Person	A.V.Evans	1"-1 mile
EH-1h	7051-67	Proposed Water System	Pencil	B&W	H.C.Person	A.V.Evans	1"-100'
EH-1i	7051-68	Roads in Hill	Pencil	TP	H.C.Person	H.C.Person	1"-1/4 mile
EH-1i	7051-69	Topography in Hill Township	Pencil	DP	H.C.Person		1"-500'
EH-1i	7051-70	Map of Bridgewater, Bristol, Alexandria and Hill (1820)		BP	H.D.Wells	H.D.Wells	None
EH-1j	7051-71	Topography of the Franklin Falls Reservoir Area	Pencil	TP			1"-1 mile
EH-1k	7051-72	Profile of Roads in New Village		BP	W.E.Erickson		¼"-1'0"
EH-1l	7051-73	Plan & Elevation Shopping Center	Pencil	TP	C.A.Blessing	C.A.Blessing	¼"-1'0"
EH-1l	7051-74	Plan & Elevation of Twombly Factory		B&W	C.A.Blessing	C.A.Blessing	1/8"-1'0"
EH-1m	7051-75	Plan of Proposed Road Franklin to Bristol	Pencil	DP	N.E.H.D.	N.E.H.D.	1"-100'
EH-1n	7051-76	Topography of New Hill Village & Huse Mountain		DP			1"-200'
EH-1o	7051-77	Plan of Land Purchase Ella Woodward Estate	Ink	TC	H.C.Person	E.A.Riley	1"-100'
EH-1p	7051-78	Perspectives of Typical Block Plans	Pencil	5 Dr.P	C.A.Blessing	C.A.Blessing	None
EH-1q	7051-79	Perspective Entrance to New Village	Color	TP	C.A.Blessing	C.A.Blessing	None
EH-1q	7051-80	Perspective Sketches of New Village	Color	TP	C.A.Blessing	C.A.Blessing	None

B&W - Black and White
TC - Tracing Cloth
TP - Tracing Paper
DP - Detail Paper

Xsec. - Cross section paper
Dr.P - Drawing paper
BP - Blueprint

ECONOMIC INDICATORS

	SOURCE
1. Value of Homes	Town Reports Table #25, Economic Profile (Lakes Region Plann. Comm)
(a) Tax structure	
2. Industry	"Made in New Hampshire"
(a) how many (b) types (c) # employed	
3. Employed - Unemployed	U.S. Census
4. Income Distribution	U.S. Census
5. Homes	Economic Profile
(a) Primary (b) Secondary (seasonal) (c) rental	
6. Farm Land	U.S. Census Agricultural Census
(a) % of farm land (b) # of farm households	
7. Samll Businesses	U.S. Census
(a) percent (b) type	
8. Employment	U.S. Census
(a) type (farm vs. other)	
9. Town Services	Town Reports Economic Profile (#s 15,16 & 21)

SOCIAL INDICATORS

	SOURCE
1. Number of organizations in the history (a) membership (b) recreational groups (b) frequency of meetings	Local newspapers
2. Population (a) size (b) age structure	Economic Profile Population Profile
3. Town Meeting (a) attendance	town meeting minutes Town Reports
4. Homes (a) Primary (b) Secondary	Economic Profile Population Profile U.S. Census Town Reports (resident - non-resident hist)
5. Migration Patterns	Town Reports U.S. Census Population Profile
6. Birth/Mortality Rates	Town Reports
7. # Commuting to work	Economic Profile (subtract # people working in town)
8. Years a planning board existed	Zoning & deed restriction ordinances
9. School Attendance	Economic Profile (#s 23 &24) Local School Board Meetings Town Reports
10. # Marriages	Town Reports

ECOLOGICAL INDICATORS

	SOURCE
1. Spatial (shape of Community)	Aerial Photographs USGS Maps Master Plans
2. Zoning	Existing Ordinances
3. # Population land area density	Economic Profile (Table #1) Population Profile
4. Total Street Area	Economic Profile (Table #35)
5. Transportation (a) # of routes (b) public	U.S. Census
6. % of farm land	U.S. Agricultural Census Cooperative Extension Service Regional Planning Commission Soil Conservation Service
7. Town utilities (a) value (b) type	Town Reports

MEAN SCORES FOR QUESTIONNAIRE ITEMS

Variable	Total Hill	Non-Relocated	Relocated	Danbury
Household Size	2.904	3.103	2.171	3.35
Age	50.26	44.5	65.5	50.22
Schooling	16.17	16.6	14.6	15.4
Section I.2. How many other places besides Hill have you lived in the past ten years? 0 1-2 3-5 6 or more	.575	.807	0.0	.826
I.3. How long have you lived in Hill?	24.6	12.5	55.8	18.48
I.5. Are you a year-round resident? Yes No	.963	.949	1.0	1.0
I.6. Do you own your own home? Yes No	.952	.933	1.0	.87
I.7. Do you rent? Yes No	.048	.067	0.0	.13
I.8. How many people in your family are retired?	.482	.3	.957	.39
I.9. Do you now, or have you ever, held any positions in the town government of Hill? Yes No	.675	.526	1.043	.69
Section II. SD = strongly disagree = 0 D = disagree = .25 DK/U= do not know/undecided = .5 A = agree = .75 SA = strongly agree = 1.0				
II.1. As a whole, the town services in Hill are excellent.	.484	.46	.545	.65
II.2. Hill is a safe place to live in.	.759	.772	.728	.465
II.3. Hill is a better town today than it was 30 years ago.	.455	.5	.341	.631
II.4. Hill should remain a small town.	.732	.750	.685	.727

	Total Hill	Non-Relocated	Relocated	Danbury
II.5. A person like myself has a lot of say in community decisions.	.474	.487	.440	.613
II.6. I hope my children will decide to live in Hill.	.451	.388	.683	.619
II.7. Of all the places I have lived, Hill is the best.	.571	.509	.750	.607
II.8. I am involved with town government.	.458	.433	.524	.375
II.9. Not at all satisfied 1 2 3 Completely satisfied 4 5 6 Do not know/ Does not apply				
A. local ambulance	1.95	1.76	2.48	
B. local road maintenance	.771	.757	.804	
C. medical services	1.29	1.29	1.29	
D. dental services	1.73	1.49	2.38	
E. local schools	1.59	1.44	1.93	
F. your neighborhood	1.28	1.31	1.23	
G. local fire department	.99	1.06	.833	
H. local police	.76	.77	.75	
I. sports and recreation programs	1.115	.779	2.03	
J. telephone	1.013	1.071	.877	
K. public transportation	2.03	1.3	4.29	
L. information about local events in:				
local papers	.935	.991	.795	
television	1.754	1.606	1.9	
radio	1.59	1.47	1.07	

		Total Hill	Non-Relocated	Relocated	Danbury
II.10.	If you were to move from Hill, would you move to a larger, same sized, or smaller town? (2) (1) (0)	.250	.158	.6	1.0
II.12.	Do you have any current plans to move? Yes No	.193	.233	.087	.043
II.13.	Do you receive the Franklin or Bristol papers?	.802	.729	1.0	.609
	Any other newspapers?	.882	.852	.955	.87
II.14.	Did you attend this year's town meeting?	.538	.508	.619	.609
	Last year's town meeting?	.582	.508	.682	.478
II.15.	Did you vote in the last local town meeting election?	.705	.679	.773	.783
II.16.	Please list the names of your selectmen? 1 2 3	2.29	2.102	2.78	2.348
II.17.	Of all the people in Hill, how many do you know on a first-name basis? 0-10 (0) 11-20 (1) 21-40 (2) 41-80 (3) over 80 (4)	2.58	2.37	3.14	2.87
II.18.	On the average, how many times per week do you visit (or are visited by) friends in Hill?	3.17	2.89	3.81	3.65
II.19.	Do you belong to any local clubs, groups or organizations? 0 1 2 3	.507	.556	.381	1.61
II.20.	On the average, how many times per week are you involved with activities with these organizations?	2.61	2.259	3.19	2.79
II.21.	What church do you attend?	.689	.627	.826	.739
II.22.	Do you hold any offices in any of these organizations of church? Yes No	.266	.182	.45	.609
II.23.	Do you use the Pemigewasset River for recreation?	.278	.316	.182	.60
II.25.	When new people move to Hill, do you generally visit them? Never (0) Rarely (1) Sometimes (2) Often (3) Always (4)	1.55	1.54	1.56	1.74

II.26. Description of the town of Hill.	very descriptive (1)	somewhat	neither do not know	somewhat	very descriptive (0)		Total Hill	Non-Relocated	Relocated	Danbury
a. pleasant	__	__	__	__	__	unpleasant	.885	.884	.886	.952
b. safe	__	__	__	__	__	unsafe	.857	.839	.905	.815
c. enjoyable	__	__	__	__	__	depressing	.828	.813	.869	.917
d. economically stable	__	__	__	__	__	economically unstable	.693	.691	.70	.667
e. wealthy	__	__	__	__	__	poor	.507	.514	.484	.40
f. fast-paced	__	__	__	__	__	slow-paced	.215	.153	.403	.307
g. too small	__	__	__	__	__	too big	.592	.606	.547	.605
h. religious	__	__	__	__	__	not religious	.511	.495	.553	.566
i. well located	__	__	__	__	__	isolated	.807	.813	.789	.738
j. democratic	__	__	__	__	__	undemocratic	.573	.557	.618	.691
k. well managed	__	__	__	__	__	poorly managed	.582	.556	.658	.673
l. scenic	__	__	__	__	__	ugly	.862	.866	.850	.904
II.27. Description of the people of Hill.										
a. friendly	__	__	__	__	__	unfriendly	.775	.750	.845	.864
b. religious	__	__	__	__	__	not religious	.611	.605	.632	
c. proud of their town	__	__	__	__	__	embarassed of their town	.845	.845	.845	.806
d. interesting	__	__	__	__	__	boring	.682	.649	.775	.738

	Total Hill	Non-Relocated	Relocated	Danbury
II.27. Description of the people of Hill. very descriptive (1) / somewhat / neither do not know / somewhat / very descriptive (0)				
e. hard working __ __ __ __ __ lazy	.827	.868	.882	.841
f. politically involved __ __ __ __ __ politically apathetic	.557	.424	.597	.614
g. concerned about each other __ __ __ __ __ unconcerned	.685	.684	.688	.795
h. well-informed __ __ __ __ __ uninformed	.645	.594	.788	.603
i. prejudiced __ __ __ __ __ unprejudiced	.580	.607	.50	.417
Section III.1. Did you live in the town of Hill at the time of relocation? Yes No	.313	.067	.457	
III.2. If Yes, did you live in the old hill village that was relocated? Yes No	.632	.188	.955	
III.3. Do you know when Hill was relocated? Yes No	.60	.50	.864	.182
SD = strongly disagree = 0 D = disagree = 1 DK/U = do not know/undecided = 2 A = agree = 3 SA = strongly agree = 4				
III.5. All things considered, relocating Hill to protect the region from flooding was a good decision.	3.1	3.27	2.64	2.75
III.6. Moving the entire community to a new location to preserve Hill, rather than each person going his of her own direction, was a good idea.	3.103	3.158	2.95	2.95
III.7. The Corps of Engineers was fair in how they handled the relocation.	1.97	2.05	1.77	2.14

	Total Hill	Non-Relocated	Relocated	Danbury
III.8. If Hill were relocated today because of a dam project, I would move to the new town.	2.36	2.411	2.23	2.0
III.9. If Hill had to be relocated today because of a dam project for flood control most of my neighbors would move to the new town.	2.29	2.38	2.05	2.15
III.10. The money spent building reservoirs exceeds the benefits we get from them.	1.91	1.87	2.0	1.86
III.11. The benefits of building flood control dams and reservoirs is worth all of the inconveniences they cause.	2.42	2.59	2.0	2.05
III.12. Local people should have more to say about flood control in their areas.	2.89	2.91	2.83	2.9
III.12.a. More dams are being built than are necessary.	2.014	2.04	1.95	2.33
III.13. Reservoirs should only be built where they will not take people's homes or good farmland.	2.11	2.15	2.0	2.67
III.14. Decisions of where to build dams and reservoirs are best left to the experts.	2.597	2.52	2.8	2.33
III.15. The federal government should be more helpful in relocating towns.	2.716	2.58	3.05	2.24
III.16. Do you think flood plains should be moved to restrict use? Yes No	.442	.429	.50	.778
III.17. If Hill were to be relocated today, please number each statement from (1) to (5) to describe how you feel, (1) being the most accurate description and (5) being the least accurate.				
III.17.a. All of the ties I have established would make it difficult to leave Hill today.	2.887	3.14	2.25	2.1

		Total Hill	Non-Relocated	Relocated	Danbury
III.17.b.	It is hard to leave all the businesses one has traded with for a long time.	3.99	4.15	3.44	3.37
III.17.c.	It is hard to leave a place where you have spent most of your life.	2.7	2.96	2.05	2.38
III.17.d.	It would be nice to live in a place where not everyone knows all about you.	3.54	3.05	4.26	3.68
III.17.e.	A chance to leave rural life would be pleasing.	3.97	3.95	4.0	4.47
III.18.	In spite of what some people feel, the lot of the average man is getting worse. Agree(1) Disagree(0)	.557	.64	.35	.381
III.19.	It is hardly fair to bring children into the world with the way things look for the future. Agree Disagree	.394	.373	.45	.364
III.20.	Nowadays a person has to live pretty much for today and let tomorrow take care of itself. Agree Disagree	.446	.462	.41	.318
III.21.	These days a person does not really know who he or she can count on. Agree Disagree	.493	.529	.41	.238
III.22.	There is little use writing to public officials because often they are not really interested in the problems of the average man. Agree Disagree	.365	.365	.364	.619

Adler, Steven P.
Hill reestablishment : retrospective community study of a relocated New England town / by Steven P. Adler, Edmund F. Jansen, Jr. -- Fort Belvoir, Va. : U.S. Army Engineer Institute for Water Resources ; Springfield, Va. : available from National Technical Information Service, 1978.
229 p. : ill. (IWR contract report ; 78-4)
Prepared under Contract Number DACW33-77-C-0077.
Bibliography: p. 85.
1. Economic development - Social aspects. 2. Cities and towns - Planning. I. Title. II. Title: Retrospective community study of a relocated New England town. III. Jansen, Edmund F., joint author. IV. Series: U.S. Institute for Water Resources. IWR contract report 78-4.

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