

LANDLOCKED LOTS IN AQUINNAH
review and analysis of access by James J. Decoulos
June, 2016

Map	Lot	Lot Cut	Unit	Street Name	Cndtn Fact	Units (actual area)	Unit Type	Owner or Notes
2	1	+	2+3	OXCART RD	0.5	87120	SF	? Combined with other lots
2	13			OXCART RD	0.5	87120	SF	? Oxcart Road goes thru
4	12	0.1		LOBSTERVILLE ROAD	0.5	56446	SF	? Plenty of frontage along Lobsterville Road
5	6			STATE ROAD	0.5	87120	SF	? 30.86 feet of frontage along State Road
5	7			BAYBERRY LANE	0.5	65340	SF	? Paid 1.2 mil in 2014 and owns abutting lot with house and access
5	8			LOCUST LANE	0.5	47916	SF	John O. Vanderhoop c/o Paul Galbraith (heirs of Aaron Cooper, SO Lot 196 1/2)
5	15			STATE ROAD	0.5	22480	SF	? App. 150 feet of frontage along State Road
5	40			LIGHTHOUSE ROAD	0.5	0.6	AC	? 183 feet of frontage along Horse Lane and existing way thru lot.
5	61			LIGHTHOUSE ROAD	0.5	4.6	AC	? Jestina A. Held (owns abutting lot with house and access)
5	62			LIGHTHOUSE ROAD	0.5	3.9	AC	? "See CF 27 & 86 for access" Assessor Card (AC)
5	102			OXCART ROAD	0.5	12632	SF	? John Zannini (unable to meet zoning setbacks)
5	109			LIGHTHOUSE ROAD	0.5	0.9	AC	Wampanoag Tribe of Gay Head (Aquinnah)
5	119			LIGHTHOUSE ROAD	0.5	87120	SF	? "25' ROW ON MBLU 4-22.1 ACCESS" AC
5	122			LIGHTHOUSE ROAD	0.5	3.9	AC	? Benjamin L. Hall, Jr. (Set-Off Lot 478; Bk 472/Pg 308) [in bankruptcy and history of bad title]
5	123			LIGHTHOUSE ROAD	0.5	87120	SF	? Donald I. Moel (owns abutting lot with house and access)
5	125			LIGHTHOUSE ROAD	0.5	6.4	AC	? Arnold Zack (has ROW, see Book 1004, Page 293)
5	129			LOBSTERVILLE RD	0.5	39204	SF	? Susan and Peter Novak, c/o Mespelli (has ROW, see Book 533, Page 478)
5	130			LOBSTERVILLE RD	0.5	3.2	AC	? Tax bill goes to Arnold Zack, who owns abutting land with access
5	131			LOBSTERVILLE RD	0.5	52272	SF	? Laura and David Lynch (abutting lot owned by Peter Lynch has house and frontage on Lobsterville Rd)
5	133			LOBSTERVILLE RD	0.5	15.79	AC	? Tax bill goes to Arnold Zack, who owns abutting land with access (Set-Off Lot 36 - not part of common land)
5	134	+	135	JEFFERS WAY	0.5	47916	SF	? Tax bill goes to Arnold Zack, who owns abutting land with access
5	140			JEFFERS WAY	0.5	87120	SF	Richie Nuovo LLC
5	142			JEFFERS WAY	0.5	4.8	AC	Victoria Broscheit et al
5	146			HARPOON HOLLOW	0.5	3	AC	? Charlotte and Mortimer Litt (owns abutting lot with house and access)
5	153			JEFFERS PLACE	0.5	87120	SF	? Frontage along private way "NEWLY ASSD FY2015" AC
5	156			LOCUST LANE	0.5	1.3	AC	? Jay Theise owns with abutting land that has access.
5	158			LOCUST LANE	0.5	39204	SF	? Jay Theise owns with abutting land that has access.
5	181			BEACH PLUM WAY	0.5	9920	SF	? Way runs thru lot
5	188			STATE ROAD	0.5	60984	SF	? 200 feet of frontage along State Road
5	192			STATE ROAD	0.5	5.3	AC	? John Manley (set-off lot 159, not part of common land)
5	194	+	195	STATE ROAD	0.5	78408	SF	? Cynthia V. Akins and Douglas E. Vanderhoop, Trustees (set-off lot 131, not part of common land)
5	211			STATE ROAD	0.5	2.5	AC	? Jason D. Vickery (own abutting lot with house and access)
6	24			STATE ROAD	0.5	60984	SF	? Martha Vanderhoop, Joanne Robey et al. (Set-Off Lot 48 - not part of common land and own abutting lot with access)
6	27			STATE ROAD	0.5	52272	SF	? Frontage along State and Lighthouse Roads
6	33			LIGHTHOUSE ROAD	0.5	19100	SF	? Way runs thru lot
6	34			LIGHTHOUSE ROAD	0.5	87121	SF	? Way runs thru lot
6	43	0.1		LIGHTHOUSE ROAD	0.5	0.14	AC	? Frontage along Lighthouse Road
6	65			LIGHTHOUSE ROAD	0.5	0.5	AC	? Leslie Dean, Cynthia Dean, Thomas Dean and Brian Dean (Set-Off Lot 33 - not part of common land and own abutting house with access on Lighthouse Road)
6	91			STATE ROAD	0.5	46575	SF	? Robert B. MacDiarmid (wife Beverly Wright confirmed access)
6	92			STATE ROAD	0.5	43647	SF	? Robert B. MacDiarmid (wife Beverly Wright confirmed access)
8	8			STATE ROAD	0.5	87120	SF	Wampanoag Tribe of Gay Head (Aquinnah)
8	44			OFF STATE RD	0.5	56628	SF	? Tar Barrel Road goes thru
8	48			OFF STATE RD	0.5	34848	SF	June Noble c/o Linda T. Hobbs, Executrix
8	61			STATE ROAD	0.5	4.5	AC	? Albert Schechterman (own abutting lot with house and access along East Pasture Road)
8	88			EAST PASTURE ROAD	0.5	5.4	AC	? Daniel P. Scheuer, Daniel P. Scheuer 2012 Personal Residential Trust (owns abutting lot with access)
8	121			EAST PASTURE WAY	0.5	52272	SF	? Runs along private unnamed way
8	131			STATE ROAD	0.5	0.4	AC	? Stephen A. Evans, Trustee, Aquinnah State Road Realty Trust (Lawrence Evans of Cambridge owns abutting lots with houses and access along Moshup Trail)
8	133	0.2		STATE ROAD	0.5	87120	SF	? Runs along East Pasture Road
8	138			EAST PASTURE ROAD	0.5	43560	SF	? Runs along East Pasture Road and State Road
8	141			STATE ROAD	0.5	43560	SF	? Runs along State Road
8	142			STATE ROAD	0.5	1.9	AC	? Own abutting lot which runs along East Pasture Road
8	2+3	+	6	STATE ROAD	0.5	87120	SF	Wampanoag Tribe of Gay Head (Aquinnah)
9	8			MOSHUP TR	0.5	0.2	AC	? Runs along Moshup Trail
9	22	+	25	OLD SOUTH ROAD	0.5	2.52	AC	? John Donnelly III and Stephanie Schueler (set-off lots 66 and 67, not part of common land)
9	24			OLD SOUTH ROAD	0.5	39204	SF	? Jonathan Cuff c/o Town of Aquinnah
9	31			MOSHUP TR	0.5	82764	SF	? Runs along Moshup Trail

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9	52	0.1		OLD LANTERN WAY	0.5	10442	SF	Town of Aquinnah
9	58	0.4		OLD SOUTH ROAD	0.5	87120	SF	? Sophie Clara Geiger (lot subdivided with access and approval of Planning Board. See recorded plan Case File No. 74 at Registry)
9	64			OLD SOUTH ROAD	0.5	0.9	AC	? Runs along Old South Road
9	66	+	69	OLD SOUTH ROAD	0.5	42000	SF	? Runs along Old South Road
9	68			OLD SOUTH ROAD	0.5	36391	SF	? Runs along Old South Road
9	82			CHURCH STREET	0.5	54450	SF	? Runs along Church Street
9	85			CHURCH STREET	0.5	2.4	AC	? David Vanderhoop (owns abutting lot with house and access)
9	88			CHURCH STREET	0.5	15165	SF	? Private unnamed way runs thru lot
9	91			STATE ROAD	0.5	78408	SF	? Runs along State Road
9	97	+	122	STATE ROAD	0.5	43560	SF	? Unbuildable due to shape
9	108			STATE ROAD	0.5	74052	SF	? Right of way leads to lot
9	109			MEETINGHOUSE WAY	0.5	74052	SF	? Right of way leads to lot
9	111			MEETINGHOUSE WAY	0.5	34848	SF	? Robert B. MacDiarmid (wife Beverly Wright confirmed access)
9	113			MEETINGHOUSE WAY	0.5	20400	SF	? Private unnamed way runs thru lot
9	114			MEETINGHOUSE WAY	0.5	43560	SF	? Edward E. Johnson and Grayce A. Johnson (frontage along private ROW)
9	115	+	116	MEETINGHOUSE WAY	0.5	34848	SF	? Lee Tunney (set-off lots 146 and 147, not part of common land)
9	117			MEETINGHOUSE WAY	0.5	21500	SF	? Paula A. Johnson and Leah C. Johnson (set-off lot 149, not part of common land)
9	118			MEETINGHOUSE WAY	0.5	21780	SF	? Ryan Malonson and Bettina Washington (Tribal members who hold large remaining interests with access, no interest and not returning calls)
9	119	+	123	MEETINGHOUSE WAY	0.5	42689	SF	? Lee Tunney (set-off lot 151, not part of common land)
9	132			STATE ROAD	0.5	87120	SF	? Own abutting lot which has access from State Road
9	133			STATE ROAD	0.5	87120	SF	? Marilyn G. Maynard (ROW runs through lot from South Road)
9	148			STATE ROAD	0.5	1.76	AC	? Douglas O. Dowling, Trustee, 366 Setoff Trust c/o Nuovo Richie LLC (ROW from South Road)
9	149			STATE ROAD	0.5	87120	SF	? Douglas O. Dowling, Trustee, 366 Setoff Trust c/o Nuovo Richie LLC (ROW from South Road)
9	155	0.1		STATE ROAD	0.5	2.1	AC	? Benjamin L. Hall, Jr. (ROW from South Road)
9	160			STATE ROAD	0.5	69696	SF	Land Bank
9	170			STATE ROAD	0.5	43560	SF	Wampanoag Tribe of Gay Head (Aquinnah)
9	171			OLD SOUTH ROAD	0.5	52272	SF	? Old South Road runs thru lot
9	174			OLD SOUTH ROAD	0.5	52272	SF	June Noble c/o Linda T. Hobbs, Executrix
9	193			OLD SOUTH ROAD	0.5	4.7	AC	? William Vanderhoop Estate c/o John Vanderhoop (set-off lot 74, not part of common land)
9	194			OLD SOUTH ROAD	0.5	4.8	AC	? William Vanderhoop Estate c/o John Vanderhoop (set-off lot 77, not part of common land)
9	195			MAPLE HILL DRIVE	0.5	87120	SF	? Own abutting lot which has access from Moshup Trail
9	199			MOSHUP TR	0.5	56628	SF	? Own abutting lot which has access from Moshup Trail
10	12	+	13+1	MOSHUP TR	0.5	87120	SF	? Runs along Old South Road
10	31			MOSHUP TR	0.5	0.2	AC	? Private unnamed way runs thru lot
10	32			MOSHUP TR	0.5	87120	SF	? Private unnamed way runs thru lot
11	5	+	8	MOSHUP TR	0.5	87120	SF	Caroline Kennedy and Ed Schlossberg
11	6			MOSHUP TR	0.5	56628	SF	Caroline Kennedy and Ed Schlossberg
11	12			MOSHUP TR	0.5	30492	SF	Wampanoag Tribe of Gay Head (Aquinnah)
11	24			MOSHUP TR	0.5	87120	SF	? Benjamin L. Hall, Jr. [in bankruptcy and history of bad title]
11	27			MOSHUP TR	0.5	87120	SF	? Leonard Vanderhoop, Jr. Estate c/o Don Worley (no interest in developing, looking to sell immediately)
11	42			STATE ROAD	0.5	17424	SF	? Runs along Moshup Trail
12	7			MOSHUP TR	0.5	56628	SF	? Runs along Moshup Trail
12	31			MOSHUP TR	0.5	87120	SF	? Own abutting lot which has access from Moshup Trail
12	32			MOSHUP TR	0.5	87120	SF	? Hillside LLC owned by Jack and Joann Fruchtmann (own abutting lot with house and access)
12	34			MOSHUP TR	0.5	1.5	AC	? Moshup Trail LP c/o Gary Bergstrom (no interest in developing and not interested in joining access appeal)
12	37			MOSHUP TR	0.5	60984	SF	Tamara Jardin and Abigail Young, Trustees
12	38			MOSHUP TR	0.5	2.1	AC	? Gorda Realty Trust (access along Hebron's Way)
12	39			MOSHUP TR	0.5	87120	SF	? Estate of Olive Jerrett and VCS
12	40			MOSHUP TR	0.5	4.2	AC	? Benjamin L. Hall, Jr. (access through Hebron's Way)
12	42			MOSHUP TR	0.5	10.1	AC	? Land Bank and Baron's Land Trust
12	43			MOSHUP TR	0.5	36.5	AC	? Leonard Vanderhoop, Jr. Estate c/o Don Worley (easements held by Jeff Madison)
12	45			MOSHUP TR	0.5	21780	SF	? Land Bank and Baron's Land Trust
12	46			MOSHUP TR	0.5	65340	SF	? Bear Realty Trust (unbuildable due to wetlands)
12	47			MOSHUP TR	0.5	87120	SF	Caroline Kennedy and Ed Schlossberg
12	48			MOSHUP TR	0.5	74052	SF	Gorda Realty Trust
12	58			MOSHUP TR	0.5	34848	SF	? Own abutting lot which has access from Moshup Trail

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12	68			MOSHUP TR	0.5	30492	SF	Wampanoag Tribe of Gay Head (Aquinnah)
12	70			MOSHUP TR	0.5	78408	SF	Caroline Kennedy and Ed Schlossberg
12	81			MOSHUP TR	0.5	0.9	AC	Caroline Kennedy and Ed Schlossberg
12	101			MOSHUP TR	0.5	0.9	AC	Vineyard Conservation Society
12	103			MOSHUP TR	0.5	43560	SF	Caroline Kennedy and Ed Schlossberg
12	115			MOSHUP TR	0.5	87120	SF	Bear Realty Trust
12	116			MOSHUP TR	0.5	0.7	AC	Bear II Realty Trust
12	117			MOSHUP TR	0.5	87120	SF	? George B. Brush, Trustee, Toad Rock Realty Trust (in tax foreclosure and unbuildable due to wetland constraints)
12	118			MOSHUP TR	0.5	87120	SF	Vineyard Conservation Society
12	126			MOSHUP TR	0.5	87120	SF	Estate of Eleanor P. Harding
12	127			MOSHUP TR	0.5	87120	SF	Bear Realty Trust
12	128			MOSHUP TR	0.5	0.9	AC	Mark Harding
12	136			MOSHUP TR	0.5	87120	SF	? Land Bank and Gossamer Wing Realty Trust (unbuildable due to wetlands)
12	143			MOSHUP TR	0.5	92347	SF	? Own abutting lot which has access from Moshup Trail
12	145			MOSHUP TR	0.5	87120	SF	Edwin D. Vanderhoop Estate c/o Elihan N. Rahman
							NOTES:	
								Owner in black and prefixed with "?" signifies lot has access, has bad title, is unbuildable or was not part of common land conveyed to Town of Gay Head in 1870. Set-off lots 174 to 736 were created from common land.
								Owner in green signifies Town, Tribe, conservation group or conservation owner.
								Owner in blue signifies private land owner who does not have access.
								Owner in red signifies Wampanoag tribal member who does not have access.