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July 10, 2025



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Summary

A Connecticut state court judge has sided with a married Bridgeport couple who sued another married couple over a now-completed home construction project that allegedly blocked the plaintiffs from accessing a local harbor.

Body

A Connecticut state court judge has sided with a married Bridgeport couple who sued another married couple over a now-completed home construction project that allegedly blocked the plaintiffs from accessing a local harbor.

In his decision filed Wednesday, Judge [Dale W. Radcliffe](#) cited the deed owned by the plaintiffs, **Davidson Williams** and Barbara R. Williams, that grants them access to an easement that connects 145 Anchorage Drive to Black Rock Harbor.

The easement was created in the 1920s, and the Williamses' deed for their property at 140 Grovers Ave. was conveyed to their predecessor in title in 1927, according to Judge [Radcliffe](#).

The defendants, Edward Stern and Amy Stern, started their project by buying 145 Anchorage Drive and 141 Anchorage Drive in September 2017, the judge said. The Sterns used their companies, **Green Power** Ventures LLC and 141 Anchorage Drive LLC, to make the purchases, according to the judge. They bought 141 Anchorage Drive for \$491,284, the judge stated.

The judge ruled that the Sterns' home has blocked the Williamses and others from accessing the easement with motor vehicles and water vehicles, which violates the Williamses' easement rights under their deed.

Judge [Radcliffe](#) also pointed to the "credible testimony" given by **Davidson Williams** and other local easement owners at the second trial for the Williamses' suit. According to the judge, they all claimed that the Sterns' property got in the way of them accessing their easements.

"All who testified declared that access to the waters of Black Rock Harbor was an important consideration in the determination to purchase property in the Anchorage Drive area," the judge said.



"The fact that 141 Anchorage Drive was used as a public gathering place prior to the purchase of the parcel by the defendants and the construction of a new home by Edward and Amy Stern, does nothing to establish a need to deny access to the twenty-foot easement to those who are benefited by the easement," the judge also said.

Judge [Radcliffe](#) ▼ ordered the Sterns to get rid of "all gates, plantings, stonework, pavers and other obstructions" at 145 Anchorage Drive's intersection and other areas.

Additionally, the judge ruled that they have to get rid of any of their property or other objects such as boulders that stop people from accessing the easement and the harbor.

The Sterns also can't stop the Williamses from accessing their easement, Judge [Radcliffe](#) ▼ said, but they can bolster 141 Anchorage Drive's security as long as that doesn't interfere with people's easement rights.

The judge also adopted a previous judge's ruling that awarded \$500 in damages to the Williamses for one of their claims.

The Williamses began their suit in August 2021 and received a new trial in September 2023 after a state appellate court ruled in their favor. The two couples clashed with each other in August 2024 over conducting personal examinations of 141 & 145 Anchorage Drive.

After the second trial, both sides argued with each other in May over post-trial briefs.

On Thursday, the plaintiffs' counsel [Eric Grayson](#) ▼ told Law360 in a statement that Judge [Radcliffe](#) ▼ made the right call.

"The court allowed the parties to put on their case at trial, took the time to analyze the facts and then applied those facts to the law in this area; the law that applies to general easements," he said. "This was a complete vindication of our clients' rights, and the relief ordered was exactly why our clients brought this case in the first instance."

Counsel for the defendants didn't respond to a request for comment.

The Williamses are represented by [Eric Grayson](#) ▼ of Grayson & Associates PC.

The Sterns and their companies are represented by Colin B. Connor and Amanda T. Heffernan of Russo & Rizio LLC.

The case is Williams, Davidson et al. v. **Green Power** Ventures LLC et al., case number FBT-CV21-6109667-S, in the Bridgeport Judicial District of the Connecticut Superior Court.

--Editing by Rich Mills.