Lordship Improvement Association

MOTORIZED VEHICLE TASK FORCE

Recommendations to the LIA Board

Submitted October 31, 2025

CHARGE TO THE TASK FORCE

The Lordship Improvement Association (LIA) Board appointed a Motorized Vehicle Task Force on July 13, 2025 to examine the issue of golf cart parking on the lawn area of the Lordship Bluffs (which we will refer to as the Bluffs Lawn). [1]

It is a complicated issue that is dividing neighbors. Some Lordship residents want to park golf carts on the Bluffs Lawn to access the beach more easily while other residents want to continue the long-standing prohibition against motorized vehicles for reasons of bluff stability, environmental conservation, pedestrian safety, and preservation of scenic vistas.

Currently there are signs stating "No motorized vehicles" posted on the wooden fence between Park Boulevard and the Lordship Bluffs. Additionally, a 2025 golf cart renewal letter to golf cart owners from the Town of Stratford states that "Golf carts shall not be driven on The Bluffs grass area along Park Blvd". Nevertheless, golf cart drivers continue to drive across and park on the Bluffs Lawn. To the best knowledge of this Task Force, there has been no enforcement to date for violators of town and LIA rules.

The Task Force was asked to study the issue of motorized vehicles on the Bluffs Lawn area, taking into consideration legal (deed, bylaws), municipal (right of way, town regulations), Land Trust (conservation), insurance (passive recreation for park setting), as well as neighborhood sentiment.

The LIA Board requested that the outcome of the Task Force's work be in a written document summarizing the process and its findings in the form of a unified recommendation to the Board. The recommendation is non-binding. The recommendations below in this report are not conclusive as there are several areas that remain unknown or unresolved.

Task Force Members:

John Amoroso (resigned)
Pat Blossom
Jon Brody (co-chair)
Vickie Canevari (co-chair)
Jim Lynch (resigned)
Mary Beth Morrison
Katherine Pancak

[1] The LIA Board asked for volunteers to be on this Task Force. The Board received 17 acceptances and selected 7 individuals. The group was composed of 2 golf cart owners and 5 non-golf cart owners with relevant backgrounds in suburban planning, law and environmental expertise. The 7 chosen are from different parts of Lordship. Two Task Force members resigned as the Task Force was proceeding with its investigations. Note that the two members of the Task Force that resigned did not participate in the writing of this report.

SUMMARY RESPONSE

The Lordship Bluffs, a beautiful and environmentally sensitive area, is officially protected as part of a Town of Stratford resource conservation zone and as a state coastal resource. It is also held in trust for park purposes for the residents of "Lordship Manor," as evidenced by trust documents and deeds. The protection of this cherished natural community resource is a shared responsibility, falling not only to the town and state but also to the LIA and the entire Lordship community for present and future generations.

For Lordship golf cart owners, beach access parking is available at Short Beach, Long Beach, and the Seawall. Driving and parking on the Bluffs Lawn is not allowed, as indicated by long-time posted signs prohibiting motorized vehicles and by town golf cart rules. However, some people continue to drive and park their golf carts (and motorcycles) on the Bluffs Lawn. It is the Task Force's opinion that this behavior negatively impacts a resource set aside for all Lordship residents.

The Task Force recommends that the LIA maintain its prohibition of all motorized vehicles on the Bluffs Lawn, including but not limited to cars, trucks, motorcycles, mopeds, dirt bikes, go carts, all-terrain vehicles (ATVs) and golf carts, and establish effective enforcement procedures. We explored the possibility for limited golf cart parking, such as a designated area for handicapped access. However, even allowing for limited parking would necessitate a legal review by LIA's attorney due to complex legal and logistical factors, including the LIA trust document, land trust status, resource conservation district zoning, and road right-of-way restrictions.

This report begins by providing background information on the Lordship Bluffs and addressing the issue of golf cart parking on the Bluffs Lawn. Subsequent sections will delve into specific details: Section 2 covers the land ownership, Section 3 examines environmental, safety and liability, preservation of scenic vistas, and community sentiment issues, Section 4 reviews Town of Stratford golf cart regulations, and Section 5 discusses town land-use regulations. In Section 6, we highlight state protections for nonprofit land such as the Lordship Bluffs. The report will then provide a range of recommendations for moving forward in Section 7. We conclude with brief acknowledgements.

1. BACKGROUND

The Lordship Bluffs consists of approximately 9.5 acres of lawn, nature habitat, trails and beach (from the southern edge of Park Boulevard to the high-water mark of the Sound, and from the western edge of Lordship Road to the western edge of Spruce Street).

The Lordship Bluffs is held in trust for use as a park for the residents of "Lordship Manor" (a subset of the approximately 1300 homes in Lordship as seen in early subdivision maps). The trustee for the property is the Lordship Improvement Association (LIA). A trustee has powers of administration of property that is held in trust with a legal obligation to administer it solely for the purposes specified in the trust document. The original 1938 Lordship Bluffs trustee deed can be found at Exhibit 1, and states that the property is to be used for "park purposes." Subsequent deeds transferring the property to succeeding trustees can be found at Exhibit 2. A 1911 (accepted by the Town of Stratford in 1913) subdivision map showing section one of "Lordship Manor" can be found at Exhibit 3. Other sections of this map can be found on the Town's website under the "Search Land Records" feature.

The beach at the Lordship Bluffs is a private beach designated by the trust document to be for Lordship residents only. Since it is a private beach for the community, "no parking" signs were erected along Park Boulevard and the adjoining streets. An older article discussing the beach stated that the one of the reasons for the "no parking" signs was that "[t]he distance from any home is not great and it is easily reached on foot or bicycle". (See Exhibit 4: Your Beach – The Lordship Community Beach article). The LIA has a long-standing policy and signage that motorized vehicles are not allowed on the Lordship Bluffs.

The Town of Stratford passed an ordinance allowing registered golf carts on town roads with speed limits of 25 mph or less. As of early summer 2025, there were approximately 255+ registered golf carts in Lordship, which has significantly increased community golf cart activity. This can be seen as positive as the slower pace of the vehicles promotes social interaction amongst neighbors and enhances the summer outdoor lifestyle of our community. Additionally, the use of golf carts, rather than cars and trucks, is environmentally friendly as the carts are electric or use less gas.

Golf cart owners have three beach access parking areas in Lordship: Short Beach, Long Beach, and the Seawall. Those areas provide clearly defined, marked, and lit parking spaces in authorized parking lots. However, some golf cart owners request that parking also be allowed on the Bluffs Lawn. This led to the LIA attempting a trial accommodation, designating multiple golf cart parking areas with wooden logs on the ground in early summer 2025. This was met with significant negative feedback from neighbors and ultimately led to the termination of the trial. It had also proved unworkable in that carts still parked outside the marked area when there was an overflow.

Despite LIA posted restrictions and golf cart registration rules prohibiting golf carts on the Bluffs Lawn, during the summer of 2025, golf carts were regularly seen driving and parking on the Bluffs Lawn. On some holiday weekend days, 10-20 golf carts ignored prohibitions and were situated

on the Bluffs Lawn all day long (and sometimes into the evening). Without prohibitions and effective enforcement of those prohibitions, one could easily extrapolate that many more golf carts would use the Bluffs Lawn as a parking lot.

Resolving the issue of whether to allow golf carts to park on the Bluffs Lawn and where to best place them presents multiple complicated issues to consider. In the next sections, we examine these issues in detail.

2. BLUFFS LAWN OWNERSHIP

The Lordship Improvement Association (LIA) is the owner and trustee of the Lordship Bluffs.[2] The Lordship Bluffs consists of approximately 9.5 acres of land that include the Bluffs Lawn, a slope from the lawn area to the beach, and beach area.[3] The dimensions are set forth in the 1938 Quit Claim Deed from Lordship Park Association to Donald Sammis, and successor deeds. (See Exhibit 1 and a map showing the dimensions of the Bluffs Lawn at Exhibit 5).

Being the trustee of the Lordship Bluffs means that the LIA holds the legal title to the land for the benefit of a beneficiary, in this case, the current and future residents of Lordship Manor. As trustee, the LIA is responsible for the long-term stewardship of land and ensuring that the land is managed according to the purposes set out in the trust deed.

The Town of Stratford has a road right-of-way (ROW) for Park Boulevard, which includes the paved area of the road and some adjacent non-paved area. Town maps show the ROW to be 100 feet, encompassing the paved area, 10-12 feet north of the paved area covering the lawn of houses bordering Park Boulevard, and about 50 feet south of the paved area on the Bluffs Lawn. (See first map set out at Exhibit 5).[4]

In Connecticut, town road ROWs in residential areas are typically easements, meaning property owners adjacent to a paved road own the shoulder area adjacent to the paved surface, subject to the town's easement for road maintenance, drainage, and utility placement. However, there appears to be some uncertainty as to whether the Town's road ROW is held by the Town as an easement or as fee simple ownership.[5] The Task Force has attempted to gain a greater understanding of the

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[2] A history of the LIA can be found at https://www.lordshipct.org/history.

[3] The deed states that the boundaries of the land are:

- North by the southerly line of Park Boulevard
- East by the west line of Spruce Street as extended southerly to the waters of Long Island Sound
- South by the high water mark of the waters of Long Island Sound
- West by the westerly line of Lordship Road as extended southerly to the waters of Long Island Sound

[4] This was confirmed by Town Engineer John Casey following a request for clarification, indicating that the Park Boulevard right of way "is 100 foot wide from Lordship Road to York Street and that it is 50' wide from York to Cove Pl[ace]."

[5] Fee simple is full ownership of a property, while a road right-of-way is the right to use a strip of land for public or private travel without owning the land itself. In fee simple, the owner has all rights to the land, subject only to zoning laws and other easements. A right-of-way is a specific type of easement that only grants the right to pass over the property for a defined purpose, such as a road or utility line.

Town's legal interest in the road ROW, and concludes that the LIA is the fee simple owner of the Bluffs Lawn, and the Town has a road ROW easement over a portion of it.[6] Below are reasons for our conclusion.

First, in Connecticut, when the Lordship Manor subdivision was approved by the Town of Stratford, roads and highways were generally laid out and accepted by towns under statutes that had existed since colonial times. The key issue — whether a town received fee simple ownership or merely an easement for public travel — depended on how the road was established and what the land records showed. The assumption was that when land for a road was laid out the town acquired only an easement of passage, not the fee. There is a Connecticut Supreme Court case that discusses this exact point.[7] The only exception is if the town acquired the road ROW land by deed rather than by subdivision dedication, and that deed explicitly conveyed fee simple ownership of the road to the town.

Our review shows that the town acquired the road ROW when the subdivision map was approved (part of which is set out in Exhibit 3), which, based on Connecticut case law assumption, indicates that the ROW is an easement. We could not find any recorded deed that would indicate that the dedication of the road was in fee simple.

Second, there is a 1950 Connecticut Supreme Court decision of *The Lordship Park Assoc. v. Board of Zoning Appeals of the Town of Stratford*, which recognized the Lordship subdivision developers right to place Park Boulevard on its land as it proposed and noting a vote by the town in the 1940s declining to purchase the Lordship Bluffs land.[8]

Third, there is not a separate tax assessor parcel indicating Town ownership of any portion of the Bluffs Lawn (as there is for the Town owned bluff property at the corner of Cove Place and Park Boulevard). Further, the LIA maintains the landscaping on all of the Bluffs Lawn, including mowing the lawn. Until the LIA received nonprofit status in 2009, we understand that the LIA paid property taxes on the Lordship Bluffs, including the Bluffs Lawn. (See Exhibit 6). We also

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[6] The Task Force conducted limited research on the title issue and was unable to gain full access to historical documents regarding this ROW other than being told that the original plan for Park Boulevard was to be of a similar size to the Esplanades of Lordship, Victoria and Margarita Lawn, therefore a 100' ROW may have made sense. Additionally, per the current town maps the 100' wide ROW narrows significantly from Spruce to Cove Streets which is the culmination of Park Boulevard. This may result from the 1950 Lordship Park Connecticut Supreme Court decision which reconfigured this end of Park Boulevard. It may be something the Board will need to research or gain an explanation from the Town. The Task Force recognizes that it would take research and legal action to possibly rectify and reduce the width of the ROW. This is outside of our purview, and we defer to the LIA Board should they choose to move forward.

[7] Antenucci v. Hartford Roman Catholic Diocesan Corporation,142 Conn. 349 (1955). "An abutting owner is presumed under the law of this state, no evidence having been offered to the contrary, to own the fee of the land to the center of the highway. Therefore, as to the land within the limits of the highway, an abutting owner has all rights not incompatible with the public easement." "The easement in the public does not comprehend any interest in the soil or give the public the legal possession of it. The right of freehold is not touched by establishing a highway. It continues in the original owner of the land in the same manner as before the highway was established, subject to the easement."

[8] This case can be found at https://law.justia.com/cases/connecticut/supreme-court/1950/137-conn-84-1.html.

understand that the LIA insured the property and received reimbursement for damages from errant motorists and/or their insurers.

Fourth, and somewhat conclusively in our minds, Stratford Town Mayor Laura Hoydick confirmed the LIA fee simple ownership of the Bluffs Lawn in her August 19, 2025 email, wherein she declined a Lordship resident's request for installing golf cart prohibition signage on the Bluffs Lawn. Hoydick states the Bluffs Lawn is not town property but that of LIA (and that it was up to the property owners to place signage and enforce their rules). (See Exhibit 7). Noted is that Short Beach's Wayne's Walk has Town of Stratford police signage prohibiting golf carts and publishing penalties for parking.

Any uncertainty remaining as to the Town's legal interest related to the road ROW on the Bluffs Lawn may be immaterial to the discussion of golf cart parking on the Bluffs Lawn.[9] The Town golf cart registration renewal restricts driving on the Bluffs Lawn, and Town ROW regulations indicate that a permit is required for any activity in a Town ROW. More detail on both points is set out below. However, should the LIA choose to investigate this further it is recommended that the LIA consult legal counsel.

3. ENVIRONMENTAL, SAFETY, PRESERVATION OF SCENIC VISTAS, AND COMMUNITY SENTIMENT

ENVIRONMENTAL

Coastal bluffs are natural barriers that protect oceanfront properties and ecosystems from erosion and storm damage. Preserving them is crucial, especially with rising sea levels and more frequent, intense storms. According to the US Geological Survey, bluffs absorb wave energy and protect properties from erosion. Bluffs safeguard homes, businesses, roads, and utilities located near the shoreline. Protecting bluffs can maintain and even enhance waterfront property values. Bluffs are part of vital coastal ecosystems, providing habitats for various species.

The Lordship Bluffs has been recognized as an environmentally sensitive area and are protected lands. All the Lordship Bluffs, including the Bluffs Lawn, is located in the Town Resource Conservation Zone. The Resource Conservation District is a zoning designation that acknowledges areas with significant environmental value. Additionally, the area is subject to Inland Wetlands

[9] There does appear to be some mixed messaging from different Town departments about the ownership of the Bluffs Lawn, which may be simply confusion as to what a legal interest that is an easement means versus what fee simple title means. For example, the LIA requested a fence extension on the Bluffs Lawn on August 25, 2025, which was denied by the Dan Brennan from the Town on September 5, 2025, citing that the location is on Town property, indicating that the Town holds a 50' ROW. Additionally, on the beach area of the Lordship Bluffs above the high tide mark (not the lawn area), where there clearly is no Town ROW, the Town has allowed people to obtain burn permits to have fires on the beach, without either the person seeking the permit or the Town obtaining the permission of the LIA as owner of the property. This appears incongruous, as the burn permit itself states that the permit is only valid on residential property for which the person seeking the permit resides. The LIA has documentation on both of these issues.

Regulations, the Coastal Management Act and the Connecticut Environmental Protection Act (CEPA).[10]

Research shows that a combination of strategies is needed to address the two main causes of erosion of a bluff, wave action at the base and water runoff from the top. The Task Force understands that there has been erosion of the bluff slope over the years and currently the bluffs height is 20' high. Possible strategies to preserve the Lordship Bluffs include redirecting water runoff, reducing the amount of paved areas near the slope edge, and stabilizing the slope with vegetation. A healthy vegetation buffer is often the most critical and natural defense against erosion. Best practice for maintaining the Lordship Bluffs slope includes avoiding heavy weight near the edge and on the Bluffs Lawn, as the extra weight, such as a golf cart, can increase pressure on the slope and accelerate erosion.

In 2016, Stratford released a Coastal Community Resilience Plan to address concerns over hurricanes, rising sea levels, and flooding in Stratford. It states that prior to approving any projects the town needs to consider the restoration or creation of dunes or vegetative slopes and the creation of living shorelines. CT DEEP designated the Bluffs as an area containing state and federally listed endangered and threatened species and as critical habitat. Stefan Martin, CT Audubon Association, relayed that even a small number of carts will kill the lawn, making them unstable, leading to erosion. He also indicated that the prickly pear cactus is present and is a species of concern in CT. Angela Capinara, current Stratford Conservation Commissioner and Stratford Inlands Wetlands Commissioner, stated that in addition to the prickly pear there are other rare plant species on the bluff's slope and below the bluff, noting the beaded Samphire and Saltwort.

Golf carts range from standard two-seaters that are approximately 8-9 feet long and 900 to 1,100 pounds in weight to larger six-passenger models to some with utility carts with cargo beds that are over 11.5 feet long and can weigh between 1,102 and 1,895 pounds without passengers and cargo. Additionally, tire types vary from tires made for golf course turf to all-terrain tires with deep lugs for off-road driving to street tires designed for pavement driving.

Considering that the entire Lordship Bluffs property is a protected area, golf carts can pose a significant environmental risk. Many studies detail how golf carts, exclusive of being on a golf course, even with approved tires, can damage the grass and the soil beneath, often irreparably.

[10] The Coastal Management Act can be found at Connecticut General Statutes section §22a-90. The Connecticut Environmental Protection Act can be found at Connecticut General Statutes section §22a-1.
As an example of state involvement in the Lordship Bluffs, the State Department of Environmental Protection has recently asserted its jurisdiction by issuing a warning related to the use of the property in storing nonpermitted floats. The task force understands that these floats are not sanctioned by the LIA.

We highlight that the Golf Course Superintendents Association of America (GCSAA) commissioned a study looking into the damage caused by golf carts that do not use paved paths.[11] This includes the following:

Golf carts can cause significant damage to turf on private lawns through:

- Soil Compaction: Repeated traffic from golf carts compresses the soil, reducing its ability to hold water and nutrients. This leads to poor grass health and growth.
- Turf Thinning: The weight of golf carts can thin out grass, especially in high-traffic areas. Studies show that even a few passes can lead to noticeable wear and discoloration.
- Increased Stress: Driving on stressed turf, such as during drought or frost, exacerbates damage. Carts can leave lasting marks and cause further deterioration of grass health.

Several factors affect how golf carts impact turf:

- Soil Type: Heavier soils are more prone to compaction, increasing the risk of damage.
- Grass Type: Some grass species are more vulnerable to traffic injury. For example, cool-season grasses may suffer more during hot, dry conditions.
- Weather Conditions: Wet or dry conditions can influence how much damage occurs. Wet soils are more susceptible to compaction, while dry soils can suffer from increased stress

Additionally, golf carts, both electric and gas powered, through different mechanisms, can potentially be a fire risk.

SAFETY

Many people, including neighborhood children, walk, sit on the benches, and play on the Bluffs Lawn. Multiple golf carts (and other motorized vehicles such as scooters and motorcycles) driving on, parking, and backing up on the Bluffs Lawn essentially is creating a parking lot. It presents multiple safety risks including accidents between golf carts and pedestrians. The risk is heightened in a grass area that is poorly designed and maintained for parking with multiple entrance and exit points. Therefore, even creating a parking lot for limited golf carts on the Bluffs Lawn would need to seriously consider key safety elements in the design of where and how parking could be allowed.

[11] https://gcmonline.com/course/environment/news/golf-cart-traffic-turf-stress . Other studies can also be found by the USGA (https://www.usga.org/content/usga/home-page/course-care/green-section-record/63/issue-11/news-flash--golf-carts-damage-turf.html) and Michigan State University (https://gsr.lib.msu.edu/2000s/2004/041111.pdf).

Additionally, liability and insurance elements need to be fully understood. Should there be an accident or incident on the Bluffs Lawn involving a golf cart, permitted or not, the LIA would likely be drawn into any resulting litigation. The LIA appears to enjoy immunity from liability under Connecticut law.[12] However, mounting a defense would be costly and there are exceptions to the law, such as if LIA charged for the use of the land and for malicious failure to guard or warn of a dangerous use or condition. The exceptions, depending on the circumstances, may prolong the fact-finding process or defeat immunity, posing a potential risk of liability. Further, the Task Force recommends LIA discuss with its insurance broker and legal counsel the expected insurance response to golf cart incidents on this conservation area from both its insurers and the golf cart owner's insurers. From the golf cart owners' perspective, driving off the town road onto a pedestrian area with signs prohibiting motorized vehicles, may fall within exceptions to golf cart coverage or outside the territorial scope of the insuring agreement.

If golf carts were ever to be allowed on the Bluffs Lawn, the LIA should require that those golf cart users provide the LIA with a hold harmless indemnity agreement and, if possible, require the LIA and its Board to be included as additional insureds on the user's insurance policy for any issues arising out of the use of the golf carts on LIA property.

PRESERVATION OF SCENIC VISTAS

The pristine beauty of the Lordship shoreline is a unique and cherished community asset. The small stretch of Bluffs Lawn provides for open, expansive, and unobstructed Long Island Sound water vistas that are some of the most scenic in all of Connecticut. Current golf cart parking on the Bluffs Lawn, with vehicles placed prominently in the foreground, detracts from the scenic waterfront and degrades the view for all. The community's enjoyment of this space is sacrificed for the convenience of a few and undermines the intended value of this very special resource.

If any limited golf cart parking is considered, it should be strategically located away from the most scenic stretches of views to preserve those views for the enjoyment of all.

The below oil painting is of the Bluffs Lawn titled, "Pastures by the Sea" by Fidelia Bridges in 1880-89. We include it to as a reminder that open spaces and open views are inspiration for all and a gift that should be protected.

[12] Connecticut General Statutes section 52-557 f-j.

Fidelia Bridges, summered in southern Stratford and referred to Stratford Point and the marshes as her inspiration for her painting. Artists of every genre, realism to abstract, sculptor to photographer, profess that open space, open views are needed for inspiration and revelation. "Space is the breath of art" said Frank Lloyd Wright.

COMMUNITY SENTIMENT

It is important to understand Lordship neighborhood sentiment, both for and against, regarding golf cart parking on the Bluffs Lawn. We recognize that there are very strong opinions on both sides. However, while informative, sentiment cannot be solely determinative of the use given the multiple interests and legal landscape of the protected area.

4. TOWN OF STRATFORD GOLF CART RULES

In 2021, the Stratford Traffic Authority approved the use of golf carts on local roads within the Lordship community. The decision was made possible by Connecticut state law, which allows municipalities to permit the use of golf carts on town roads with a speed limit of 25 mph or less.[13]

The regulations for golf cart use are laid out by the Stratford Police Department Traffic Division. Golf carts must be registered and that registration must be annually renewed.[14]

The Town sends monthly emails to residents and frequently details the rules regarding golf carts. Golf cart rules assume that residents will only use their golf carts on paved surfaces. Further, the 2025 Town golf cart renewal specifically states that "Golf carts shall not be driven on The Bluffs grass area along Park Blvd." (See Exhibit 8). This renewal was sent out by Lieutenant Ariel J. Leon, Traffic Division Commander, Stratford Police Department.

While some golf cart owners have argued that they are not driving, they are parking, they are playing with semantics. Geographically, it is impossible to park on the Bluffs Lawn without driving on the Bluffs Lawn. So, if you can't drive on the Bluffs Lawn, you can't park there.

In the time that the Task Force was charged with this project we have seen numerous golf carts parking on the Bluffs Lawn. We have also seen violations of the Town of Stratford golf cart registration rules, including lack of license plates, lack of visibility flags, lack of seatbelt use, and underage drivers. (See Exhibit 9).

Additionally, the Town Code § 48-2 prohibits motorized recreational vehicles from parks within the town and provides for penalties. At present, golf carts are excluded from the definition of motorized vehicles in the provision and the Bluffs Lawn is not a Town park, but the reasons for this code provision are relevant.

[13] Connecticut General Statutes section 14-300g.
[14] https://www.stratfordctpd.com/Docs/GolfCartApplication_fillable.pdf

The State of Connecticut, in general, makes it illegal to use golf carts on public roads.[15] An exception allows local traffic authorities to permit golf cart use on "any street or highway" subject to certain conditions, which the Town has allowed in Lordship.[16] The Bluffs Lawn is not a street or highway to fall within that exception.

Note that ATVs and snowmobile drivers are required to carry on their person written permission of a landowner to drive on private land or face violations.[17] An argument could be made that golf carts should also be included in this requirement, or the creation of a similar state or municipal provision would be prudent.

5. TOWN OF STRATFORD LAND USE REGULATIONS

A. Zoning Regulations

All of the Lordship Bluffs property, including the Bluffs Lawn, is located in the Town Resource Conservation Zone. The Resource Conservation District is a zoning designation that acknowledges areas with significant environmental value.[18] As set out in the regulations:

> The purpose of the Resource Conservation District is to promote appropriate treatment, protection, and conservation of large contiguous tracts of environmentally sensitive areas, including but not limited to wetlands and coastal resources; to promote uses which are generally compatible with and will serve to enhance such areas; and to promote the general public health, safety, and welfare of Stratford's residents.

The regulations outline the specific permitted uses within this district, which includes a consolidated use table detailing allowed, special permit, and prohibited uses, along with related standards and requirements. These regulations are designed to protect the unique environmental qualities of these areas.

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[15] CGS §14-12(a).

[16] CGS §14-300g. Operation of golf carts. Equipment. Insurance.
(a) The traffic authority of any city, town or borough is authorized to permit the operation of golf carts, during daylight hours only, on any street or highway within the limits of, and under the jurisdiction of, such traffic authority, provided:
(1) Each such golf cart shall be equipped with an operable horn in accordance with the requirements of subsection (e) of section 14-80;
(2) each such golf cart shall be equipped with a flag that is positioned to assist operators of motor vehicles in observing the location and operation of such golf cart;
(3) no such authorization shall be granted for operation on any street or highway the posted speed limit of which is more than twenty-five miles per hour; and
(4) the operator of any such golf cart shall carry a valid motor vehicle operator's license while operating such golf cart.
Any person who operates a golf cart in violation of any provision of this subsection, any insurance requirement established in accordance with subsection (b) of this section, or any other conditions or limitations established by the traffic authority for the operation of golf carts shall have committed an infraction.

[17] CGS §14-387(5)

[18] Section 4.2 of the Town of Stratford Zoning Regulations; https://ecode360.com/ST1064/laws/LF2241124.pdf

There are three levels of usage: permitted uses, uses that require a special permit and uses that need administrative approval.[19] It does not appear that any type of motorized vehicle parking is allowed in the Resource Conservation Zone without town approval. Even if golf cart parking was considered an accessory use to beach access, a special permit would be required.

B. Right of Way Regulations

Section 186-47 of the Town Code prohibits LIA from allowing motorized vehicle traffic on the section of the Bluffs Lawn that is covered by the Town road ROW.[20]

> § 186-47 Encouragement of crossing vehicles prohibited.
>
> Except in accordance with the provisions of this article, no person shall maintain, grade, construct, surface or in any other manner change his property or the curbs, roadways, roadway shoulders or planting strip or permit any condition to exist so as to create a condition encouraging the passage by vehicular traffic from the traveled roadway across any curb, planting strip or the area reserved from them.

In addition, Sections 186-34 and 35 of the Town Code require a permit for motorized vehicles to cross through the Town road ROW.[21]

> § 186-34 Definitions.
>
> For the purposes of this article, the following terms shall have the meanings indicated:
>
> DRIVEWAY APPROACH
>
> That portion of any and every means of ingress or egress which is within, on, through or abutting any public right-of-way to or from any public roadway, whether improved or in its natural state.
>
> § 186-35 Permit required.

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[19] Permitted Use—Natural Resource area
-some wireless telecommunication facilities
Special Permit is needed for:
--Any customary accessory uses, incidental to primary use;
--Parks, recreation and open space, public;
--Certain wireless telecommunication facilities;
--Aquaculture facilities;
--Marine structures
Administrative Approval is needed for:
-temporary events/pop ups and special events
Other uses listed in the chart are not permitted in the Resource Conservation zone.

[20] https://ecode360.com/9063270#9063270

[21] https://ecode360.com/9063270#9063220

> No person shall construct in any street in the town any driveway approach or any curb, sidewalk or combined curb and gutter without first obtaining a permit to do so from the Town Engineer, nor shall any construction work thereon be done until such permit has been issued to the applicant. Such permit shall be good only for construction work which conforms to the lines and grades, if any, established and given by the Town Engineer, and any deviation from such line and grade shall be deemed construction without a permit. A permit shall be required for each separate piece of property.

C. Other Town Regulations

The Town has various other regulations that may apply to activities on the Lordship Bluffs.

The Town Zoning Regulations have a Water Resource Protection section that limits paved parking areas and other impervious surfaces within 100 feet of coastal resources.[22] Placement of any parking area on the Bluffs Lawn appears to need coastal site plan review and impact studies to be submitted to the town zoning commission under the Coastal Management Act C.G.S. §221-90 to C.G.S. §22a-109.

The Stratford Inland Wetlands Commission has jurisdiction over activities affecting wetlands and watercourses within the town, including those within the Resource Conservation District. Activities within certain distances of specific wetlands and watercourses are considered regulated activities and require review by the Inland Wetlands Commission.[23]

The Stratford Conservation Commission plays a role in researching, indexing open spaces, wetlands, and other natural resources and may recommend to the Mayor, Town Council, or Planning Commission plans and programs for their development and use, including the acquisition of conservation easements. They can also request the Town Council to acquire land for conservation purposes.[24]

6. STATE OF CONNECTICUT NONPROFIT LAND PROTECTION

State law provides protections for vehicle trespass on land owned by a nonprofit conservation organization.[25] The law provides that no person shall encroach on open space land owned by a nonprofit land conservation organization, without the permission of the landowner. Included in the definition of encroachment is using vehicles on the nonprofit conservation organization land without permission. A nonprofit conservation organization or the Attorney General can sue violators for up to five times the cost of actual property damage, $5,000 in statutory damages, and attorney's fees. The full text of this statute can be found at Exhibit 10.

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[22] https://ecode360.com/ST1064/laws/LF2241124.pdf
[23] https://ecode360.com/9207493
[24] https://ecode360.com/9063764#9063765
[25] Connecticut General Statues section 52-560a. Damages for encroachment on state, municipal or nonprofit land conservation organization open space land. Attorney General enforcement. Civil action.

7. RECOMMENDATIONS

Based on our examination of the issue of golf cart parking on the Bluffs Lawn and our above findings, the Task Force presents the following recommendations.

A. Continue Prohibiting Motorized Vehicles on the Bluffs Lawn

The Task Force recommends that the LIA continue to prohibit golf carts and other motorized vehicle parking or driving on the Bluffs Lawn, given the legal, safety, environmental, and scenic view preservation reasons outlined earlier. By safeguarding this picturesque stretch of coastline, the LIA can preserve its ecological value and ensure that future generations can continue to enjoy the tranquility and splendor of this cherished community space.

B. Enforce LIA Rules

The Task Force would like to emphasize that LIA enforcement of its rules is a primary issue moving forward. Unless there is some measure of enforcement, we believe that the current LIA prohibition against motorized vehicle parking on the Bluffs Lawn will continue to be ignored.

Therefore, we recommend the following enforcement activities, with the caveat that the LIA should discuss the best process for instituting any enforcement method with its attorney.

i. More widely communicate the LIA policy of no motorized vehicles on the Bluffs Lawn including the possibility of fines. Education is important as a first step in enforcement to all in Lordship.[26]
ii. Add additional and more effective signage stating that the Bluffs Lawn is a conservation area for pedestrian use only and that motorized vehicles are strictly prohibited. Consider adding language about fines.
iii. Create a 10-foot vegetative buffer along and following the Bluffs slope line; this would discourage illegal parking along the fragile drop off edge.
iv. Request that the Town of Stratford add to their registration messaging about prohibition of golf carts on the Bluffs Lawn, as well as amending the town code to clearly indicate that golf carts are prohibited from entering the Bluffs Lawn.
v. Request a list of golf cart owners and license plates from the town to aid in the monitoring process.
vi. Take photos of trespassing motorized vehicles, including the cart license plate.
vii. Install surveillance cameras. Trail-cams would have the benefit of seeing the wildlife visitors as well as serve as an incentive to adhere to LIA policies.
viii. Consider hiring security for monitoring of Bluffs activity in the summer months (perhaps through a grant).
ix. Issue formal ‘no trespassing’ notices to motorized vehicle trespassers.

[26] The Lordship neighborhood consists of 1,732 households with a population of 3,613 (census report) who have been gifted with a private beach and land trust maintained and overseen by the members of LIA. Membership of LIA is but a small percentage. Therefore it is important to educate the entire community.

x. Consider using parking or steering wheel locks for trespassing vehicles.
xi. Use Connecticut General Statutes section 52-560a to sue repeat motorized vehicle trespass violators; the law provides for attorney's fees, $5,000 in statutory damages and five times any actual damages.
xii. Consider revoking LIA membership to LIA members who disregard LIA rules and regulations.

C. Other Options Related to Golf Cart Parking

The Task Force discussed possible options for limited golf cart parking on the Bluffs Lawn. However, we have come to the conclusion that there are very few options to accommodate even a handful of golf carts on the Bluffs Lawn given the reasons stated above.

Additionally, permits would be required from the Town including: (1) a permit to allow crossing through and/or in the Town road ROW, (2) a special permit from the Zoning Commission for activity in the Resource Conservation District, along with possibly (3) coastal site plan approval for parking lot use.

If the LIA considers that there is a need for 2-3 handicapped golf cart parking spots, the west side of the paved path on the Bluffs Lawn could be considered. Again, having enforcement mechanisms in place would be important to ensure that such an accommodation not be taken advantage of by others.

The Task Force discussed potential parking spaces for golf carts near the Lordship Bluffs but not on the Bluffs Lawn. As a Task Force, we reached out to Our Lady of Peace church to discuss possibly using their paved parking lot on Maple Street; this does not appear to be likely.[27] We also considered the town-owned lot at the end of Cove and Park Boulevard, but this would be problematic for the same reasons discussed in Sections 3, 4, and 5. There also was some consideration of parking on the other side of the Bluffs Lawn fence, however this is not realistic since Park Boulevard is used by pedestrians and cyclists in addition to cars and therefore would present significant safety issues. Additionally, we believe that the LIA has already approached the Town with this option and it was rejected. Lastly, we discussed parking on the residential streets surrounding the Bluffs Lawn but rejected that idea as it would have a negative impact on the residential character and safety of these streets.

D. Further Considerations

Additionally, the Task Force makes the following recommendations.

[27] Our Lady of Peace (OLP) Catholic Church has a paved parking lot behind its school building that is accessible from Maple Street. This could provide adequate parking for a significant number of golf carts and a reasonable walking distance to the Lordship Bluffs. However, it would need OLP approval and logistics would need to be put in place to make it work. The Task Force sent a letter dated Aug. 11, 2025 to Our Lady of Peace (OLP Parish Council) asking if they would consider the feasibility of the use of their parking lot. They have not yet responded. The Parish Leadership Team met and discussed; our understanding is that the majority of the Team is against the request

i. Consider creating a vegetative buffer along and following the Bluffs slope line; this would help preserve the fragile drop off edge.

ii. To better understand maps that show the Town of Stratford ROW, be engaged with the Connecticut Metropolitan Council of Governments (MetroCOG). Throughout 2025, MetroCog will be working with stakeholders throughout the region to update the Regional Plan of Conservation and Development (RPOCD). The plan covers the City of Bridgeport and towns of Easton, Fairfield, Monroe, Stratford, and Trumbull. Connecticut General Statues Section 8-35a requires that the RPOCD is updated every 10 years; the last RPOCD was updated in 2015. It is important to note that the Town is responsible for inputting ROW data into the system. It is worth double checking that it is done appropriately.

iii. If limited handicapped (or any) golf cart parking is ever allowed on the Bluffs Lawn, restrict that parking to smaller golf carts that have specialized turf tires. Turf tires with an R3 designation are designed to minimize damage to grass and delicate surfaces such as the lawn area above the bluffs. Additionally, the LIA should require that those golf cart users provide the LIA with a hold harmless indemnity agreement and, if possible, require the LIA and its Board to be included as additional insureds on the user's insurance policy for any issues arising out of the use of the golf carts on LIA property. We note that the Town of Old Lyme requires a hold harmless agreement as part of their golf cart application.[28]

iv. To stay consistent with the purposes set out in the Trustee Deed; to protect the Bluffs Lawn for the reasons set out here in Section 3 – environmental, safety, and preservation of scenic vistas; and to abide by Town road ROW regulations, the Task Force recommends that the LIA revisit its policy of permitting (and charging for) large, private, and obtrusive events on the Bluffs Lawn, especially events that include catering trucks and porta-a-potty trucks driving and parking on the Bluffs Lawn. These events are inconsistent with the LIA policy prohibiting motorized vehicles on the Bluffs and create confusion as to why some vehicles are allowed and others are not.

v. In addition to the current LIA Committees (Beautification and Parks, Environment and Education, and Communications and Publicity), the LIA may want to consider having a Safety and Security Committee.

vi. The LIA may want to consider rebranding itself. By many, it is perceived as an entity that landscapes parts of Lordship (and does a lovely job) but is not recognized as a legal trustee with legal fiduciary duties outlined in a legally enforceable trust document, charged with the ownership, oversight, and protection of a very special and environmentally sensitive community resource.

[28] The Old Lyme agreement can be found at https://oldlyme-ct.gov/DocumentCenter/View/122/Demolition-Hold-Harmless-Agreement-PDF.

CONCLUDING ACKNOWLEDGEMENTS

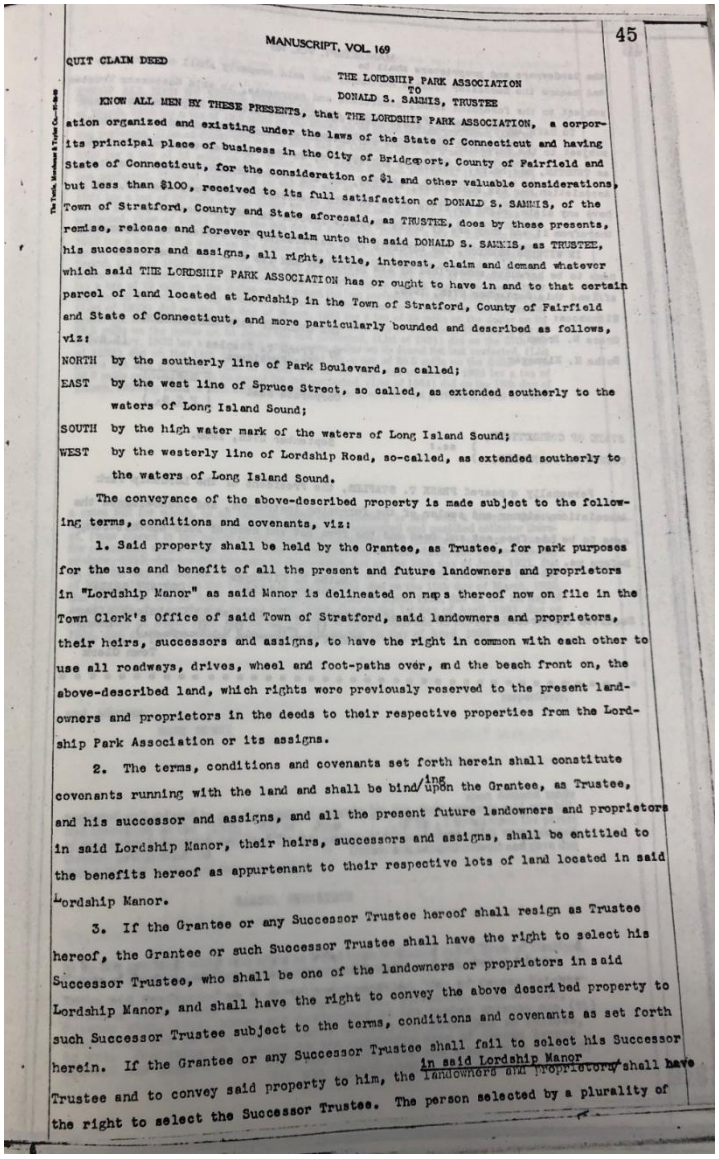
In closing, the Task Force extends its thanks to the Lordship Improvement Association for providing the opportunity and the platform to examine the issue of golf cart parking on the Bluffs Lawn. We are grateful for the LIA commitment to addressing this community issue, which enabled us to conduct a comprehensive and, we believe, fair assessment. We are hopeful that the recommendations outlined in this report will serve as a foundation for future dialogue and progress, and we commend your willingness to facilitate this important work.

Exhibit 1: Original Trustee Deed for the Lordship Bluffs

Dated September 27, 1938

Recorded in the Stratford Land Records on September 29, 1938 at Volume 169, Page 45

The Lordship Park Association to Donald Sammis as Trustee



MANUSCRIPT, VOL. 169 45

QUIT CLAIM DEED

THE LORDSHIP PARK ASSOCIATION
TO
DONALD S. SAMMIS, TRUSTEE

KNOW ALL MEN BY THESE PRESENTS, that THE LORDSHIP PARK ASSOCIATION, a corporation organized and existing under the laws of the State of Connecticut and having its principal place of business in the City of Bridgeport, County of Fairfield and State of Connecticut, for the consideration of $1 and other valuable considerations, but less than $100, received to its full satisfaction of DONALD S. SAMMIS, of the Town of Stratford, County and State aforesaid, as TRUSTEE, does by these presents, remise, release and forever quitclaim unto the said DONALD S. SAMMIS, as TRUSTEE, his successors and assigns, all right, title, interest, claim and demand whatever which said THE LORDSHIP PARK ASSOCIATION has or ought to have in and to that certain parcel of land located at Lordship in the Town of Stratford, County of Fairfield and State of Connecticut, and more particularly bounded and described as follows, viz:

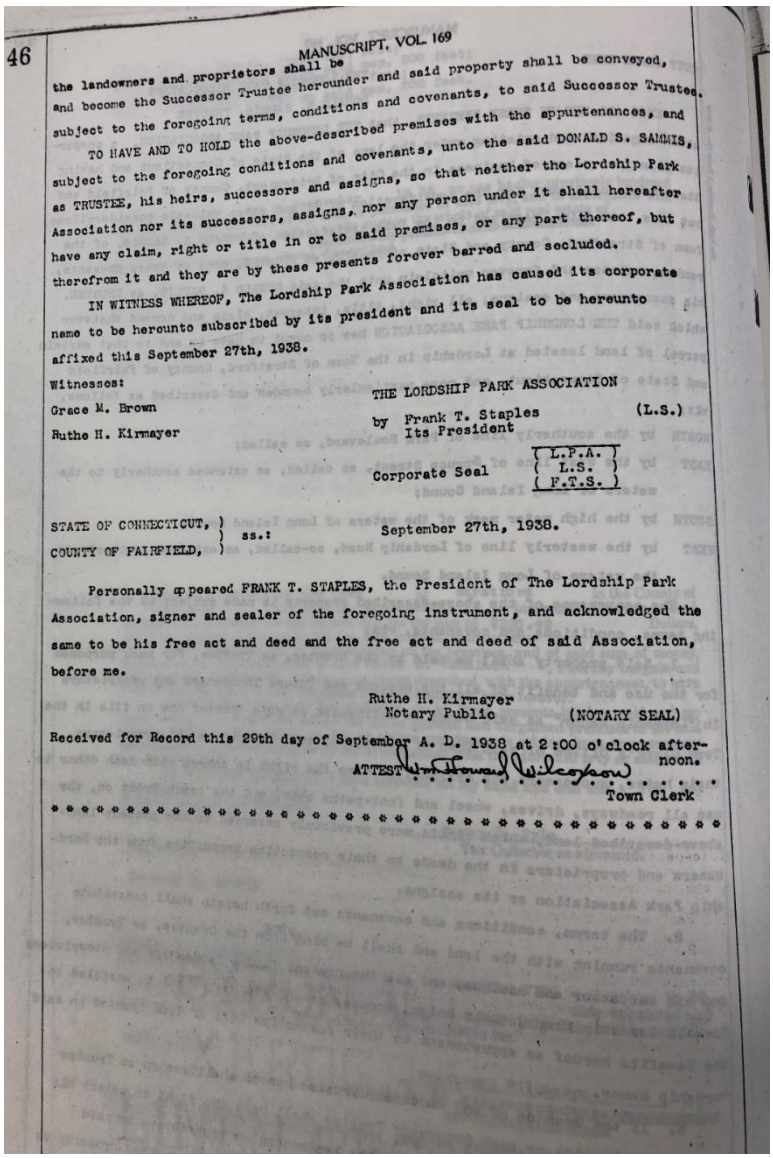
NORTH by the southerly line of Park Boulevard, so called;
EAST by the west line of Spruce Street, so called, as extended southerly to the waters of Long Island Sound;
SOUTH by the high water mark of the waters of Long Island Sound;
WEST by the westerly line of Lordship Road, so-called, as extended southerly to the waters of Long Island Sound.

The conveyance of the above-described property is made subject to the following terms, conditions and covenants, viz:

1. Said property shall be held by the Grantee, as Trustee, for park purposes for the use and benefit of all the present and future landowners and proprietors in "Lordship Manor" as said Manor is delineated on maps thereof now on file in the Town Clerk's Office of said Town of Stratford, said landowners and proprietors, their heirs, successors and assigns, to have the right in common with each other to use all roadways, drives, wheel and foot-paths over, and the beach front on, the above-described land, which rights were previously reserved to the present landowners and proprietors in the deeds to their respective properties from the Lordship Park Association or its assigns.

2. The terms, conditions and covenants set forth herein shall constitute covenants running with the land and shall be binding upon the Grantee, as Trustee, and his successor and assigns, and all the present future landowners and proprietors in said Lordship Manor, their heirs, successors and assigns, shall be entitled to the benefits hereof as appurtenant to their respective lots of land located in said Lordship Manor.

3. If the Grantee or any Successor Trustee hereof shall resign as Trustee hereof, the Grantee or such Successor Trustee shall have the right to select his Successor Trustee, who shall be one of the landowners or proprietors in said Lordship Manor, and shall have the right to convey the above described property to such Successor Trustee subject to the terms, conditions and covenants as set forth herein. If the Grantee or any Successor Trustee shall fail to select his Successor Trustee and to convey said property to him, the landowners and proprietors in said Lordship Manor shall have the right to select the Successor Trustee. The person selected by a plurality of



MANUSCRIPT, VOL. 169 46

the landowners and proprietors shall be and become the Successor Trustee hereunder and said property shall be conveyed, subject to the foregoing terms, conditions and covenants, to said Successor Trustee.

TO HAVE AND TO HOLD the above-described premises with the appurtenances, and subject to the foregoing conditions and covenants, unto the said DONALD S. SAMMIS, as TRUSTEE, his heirs, successors and assigns, so that neither the Lordship Park Association nor its successors, assigns, nor any person under it shall hereafter have any claim, right or title in or to said premises, or any part thereof, but therefrom it and they are by these presents forever barred and secluded.

IN WITNESS WHEREOF, The Lordship Park Association has caused its corporate name to be hereunto subscribed by its president and its seal to be hereunto affixed this September 27th, 1938.

Witnesses:
Grace M. Brown
Ruthe H. Kirmayer

THE LORDSHIP PARK ASSOCIATION
by Frank T. Staples (L.S.)
Its President

Corporate Seal (L.P.A. / L.S. / F.T.S.)

STATE OF CONNECTICUT,)
) ss.: September 27th, 1938.
COUNTY OF FAIRFIELD,)

Personally appeared FRANK T. STAPLES, the President of The Lordship Park Association, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed and the free act and deed of said Association, before me.

Ruthe H. Kirmayer
Notary Public (NOTARY SEAL)

Received for Record this 29th day of September A. D. 1938 at 2:00 o'clock afternoon.

ATTEST Wm. Howard Wilcoxson
Town Clerk

* *

Exhibit 2: Successive Trustee Deeds

1965, Donald Sammis to Bud Olsen

QUIT CLAIM DEED VOL. 414 - PAGE 42 STRATFORD LAND RECORDS

To all People to whom these Presents shall come, Greeting:

KNOW YE, THAT I, DONALD S. SAMMIS, TRUSTEE, of the Town of Stratford, County of Fairfield, State of Connecticut,

for the consideration of one dollar and other valuable considerations, received to my full satisfaction of EDWARD R. OLSEN, of the aforesaid Town, County and State,

do by these presents remise, release and forever Quit-Claim unto the said EDWARD R. OLSEN, as SUCCESSOR TRUSTEE, his successors as Trustee, heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as I/ the said Releasor here or ought to have in or to all that certain piece or parcel of land, situated at Lordship, in the Town of Stratford, County of Fairfield, State of Connecticut, and more particularly bounded and described as as follows:

Consideration for this deed being less than

NORTH: By the southerly line of Park Boulevard, so-called;
EAST: By the west line of Spruce Street, so-called, as extended southerly to the waters of Long Island Sound;
SOUTH: By the high water mark of the waters of Long Island Sound;
WEST: By the westerly line of Lordship Road, so-called, as extended southerly to the waters of Long Island Sound.

Subject to the terms, conditions and covenants as set forth in that deed from The Lordship Park Association to Donald S. Sammis, Trustee dated September 27, 1938, recorded in Volume 169, Page 45 of the Stratford Land Records, and

In accordance therewith I hereby resign as Trustee and select Edward R. Olsen as Successor Trustee under the terms thereof.

To Have and to Hold the premises, with all the appurtenances, unto the said Releasee, as Successor Trustee, his successors and assigns forever, so that neither I, the Releasor nor my successors or heirs nor any other person under me or them shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom I am and they are by these presents, forever barred and excluded.

In Witness Whereof, I have hereunto set my hand and seal this 11th day of May, A.D. 1965.

Signed, sealed and delivered in presence of

[SEAL]
Donald S. Sammis, Trustee [SEAL]

STATE OF CONNECTICUT,
ss. Bridgeport, May 12, A. D. 1965
County of Fairfield

Personally appeared Donald S. Sammis, Trustee, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed, before me.

B. Manson Ashworth
Notary Public/Justice of the Peace/Commissioner of the Superior Court for Fairfield County

Received for Record MAY 12, 1965 at 3:15 P. M. Attest: Town Clerk

1994, Bud Olsen to Robert Sammis

184111

VOL 1035 PAGE 215

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That Whereas EDWARD R. OLSEN, Trustee (hereinafter "Grantor") formerly of Stratford, Connecticut, and now of Palm Harbor, Florida, is trustee of a certain trust established under the terms of that certain Quit Claim Deed from The Lordship Park Association dated September 27, 1938, and recorded September 28, 1938, in Volume 169, Page 45 of the Stratford Land Records, hereinafter "the Trust Instrument", the Grantor having received his appointment as Trustee of said trust by virtue of that certain Quit Claim Deed from Donald S. Sammis to Grantor dated May 12, 1965, and recorded May 17, 1965 in Volume 414, Page 42 of the Stratford Land Records; and

Whereas, Grantor is by virtue of this deed, resigning from his position as Trustee, and has, pursuant to the provisions set forth in the trust instrument, appointed as his successor ROBERT SAMMIS, of 107 Marguerite Lane, Stratford, Connecticut, (hereinafter "Grantee"), who has accepted said appointment.

Now, therefore, EDWARD R. OLSEN, Trustee, grants to ROBERT SAMMIS, Trustee, with QUITCLAIM COVENANTS

all that certain piece or parcel of land, situated at Lordship, in the Town of Stratford, county of Fairfield, State of Connecticut, and more particularly bounded and described as follows:

NORTH: By the southerly line of Park Boulevard, so-called;
EAST: By the west line of Spruce Street, so-called, as extended southerly to the waters of Long Island Sound;
SOUTH: By the high water mark of the waters of Long Island Sound;
WEST: By the westerly line of Lordship Road, so-called, as extended southerly to the waters of Long Island Sound.

Subject to all of the provisions contained in the trust instrument recorded in volume 169, Page 45 of the Stratford Land Records.

Signed this 28th day of November, 1994.

Witnessed by:

JULIANA B. LEVIN
EDWARD R. OLSEN, Trustee [SEAL]

LYNN M. GAINS

STATE OF CONNECTICUT)
) ss. Stratford, 28, 1994
COUNTY OF FAIRFIELD)

Personally appeared, EDWARD R. OLSEN, Trustee, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed, before me.

Commissioner of the Superior Court
JULIANA B. LEVIN

ACCEPTANCE OF TRUST

The undersigned hereby confirms his acceptance of appointment as Trustee.

Witnessed by:

BILLIE G. CHAPLINE
ROBERT SAMMIS, Trustee [SEAL]

M. LEWIS CHAPLINE

STATE OF CONNECTICUT)
) ss. Stratford, December 22, 1994
COUNTY OF FAIRFIELD)

Personally appeared, ROBERT SAMMIS, Trustee, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed, before me.

JAN 3 1995

Commissioner of the Superior Court
M. LEWIS CHAPLINE

2012 Robert Sammis to Lordship Improvement Association

BISHOP JACKSON & KELLY LLC
472 Wheelers Farms Road
2nd Floor
Milford, Connecticut 06461
KCK

Doc ID: 001456410001 Type: RPT08
=3552=215

TRUSTEE RESIGNATION AND SELECTION OF SUCCESSOR TRUSTEE

The undersigned, ROBERT SAMMIS, hereby tenders his resignation, effective immediately, as Trustee of the trust set forth in a quit claim deed dated September 27, 1938 (the "Trust Deed") and recorded at Volume 169, Page 45 of the Stratford land records.

The undersigned, by virtue of the power to select his successor trustee as set forth in the Trust Deed, does hereby select the Lordship Improvement Association, Inc. to succeed him as Trustee.

Dated: November 2, 2011

ROBERT SAMMIS

Acceptance of Appointment as Successor Trustee

The undersigned, Lordship Improvement Association, Inc., acting herein by and through its Chairman, Richard Diedrichsen, does hereby accept its appointment as successor Trustee of the above-described Trust.

LORDSHIP IMPROVEMENT ASSOCIATION, INC

By Feb 2, 2012
Richard Diedrichsen, Its Chairman

Received for Record at Stratford Connecticut
On 03/01/2012 At 11:28:07 am

Exhibit 3: Map of Lordship Manor, Section 1

Note the acceptance of the subdivision by the Town Selectman in the circle.

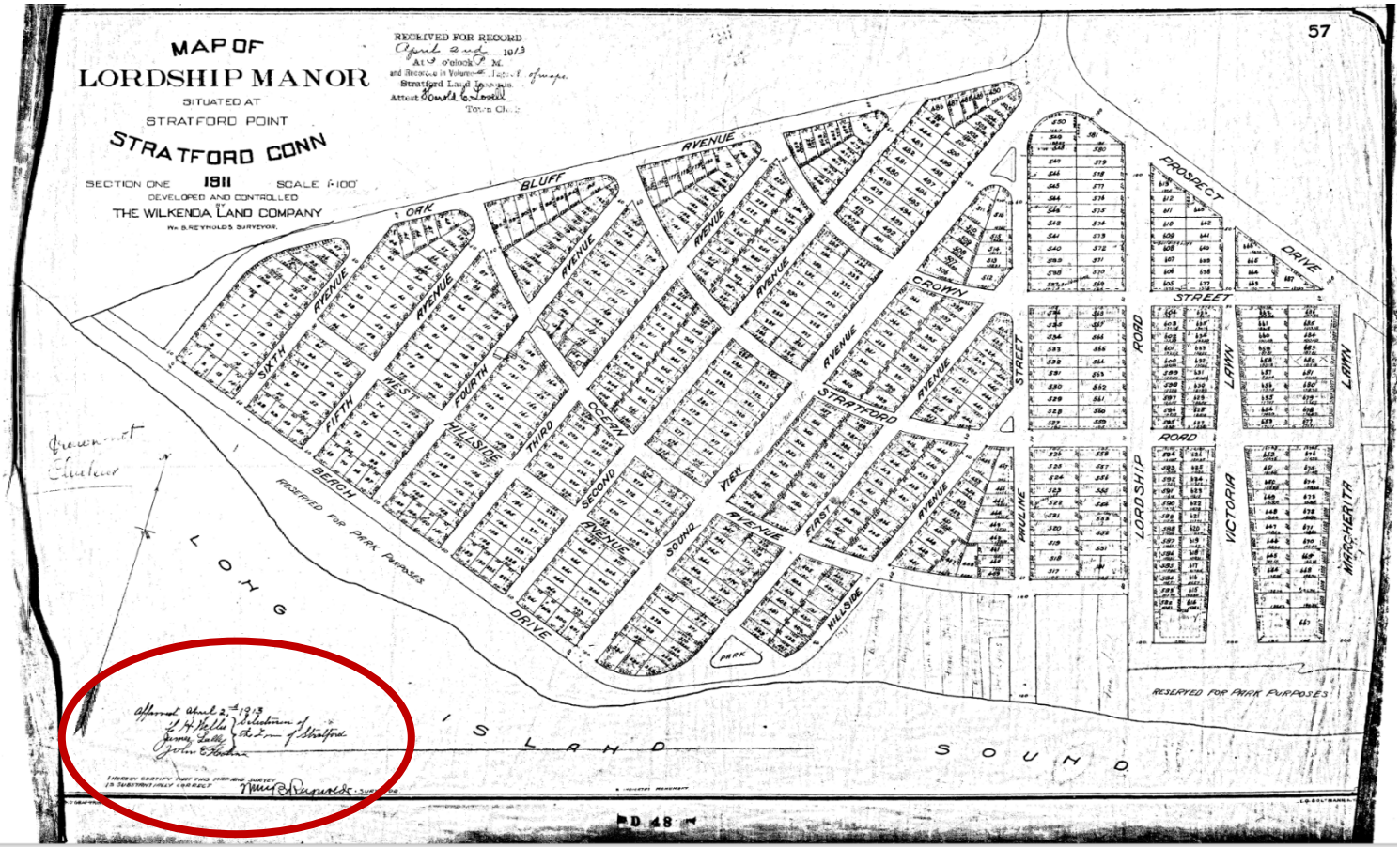


Exhibit 4: Lordship Community Beach Article

Believed to be published in a 1950s version of the Lordship Directory (per Lordship historian Tom Halverson)

YOUR BEACH — "THE LORDSHIP COMMUNITY BEACH"

There are three beaches located within the bounds of Lordship. Two of these beaches, namely, Short Beach, located near the mouth of the Housatonic River, and Lordship Beach, located at the foot of Washington Parkway on Long Island Sound are PUBLIC beaches owned by the Town of Stratford.

The third beach, which is called, "THE LORDSHIP COMMUNITY BEACH" is a PRIVATE beach, designated by deed to be for the use of Lordship residents only. This private beach extends from the west boundary of Lordship Road to the east boundary of Cove Place. Title to all of this beach area is held in trust for Lordship residents by Mr. Donald Sammis, Dr. Harold Connelly, Mr. Vincent Foley, Mr. Fred Shannon and others, who reside along Park Boulevard within the above-mentioned boundaries. The trustees of this beach property are paying the town taxes, taking care of the grassy area and providing access to the beach at their own expense, for which we thank them.

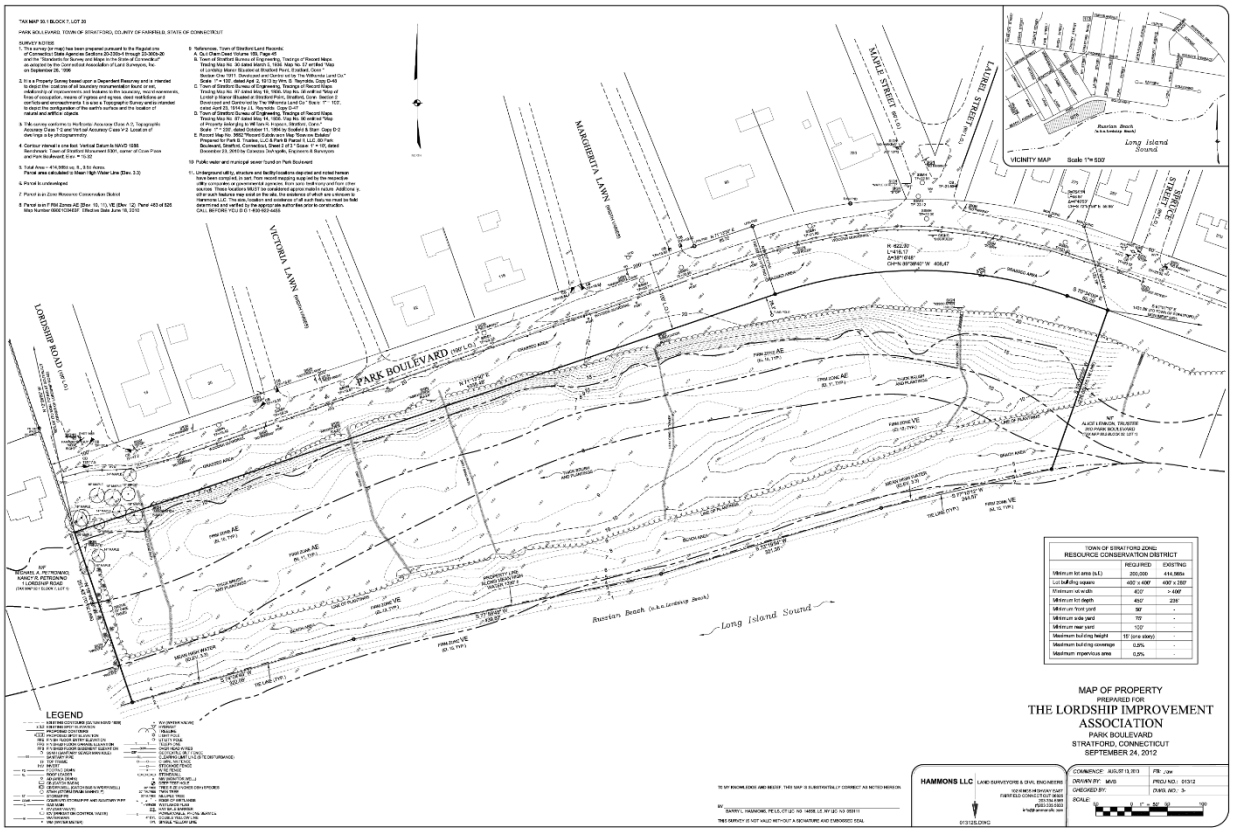
The fact that THE LORDSHIP COMMUNITY BEACH is for Lordship residents only is one of the reasons why the "no parking" signs have been erected along all of the streets adjacent to our beach. The distance from any home is not great and it is easily reached on foot or on bicycle.

So that all can enjoy and be proud of the beach, everyone is asked to observe these regulations:

1. Do not bring bottles or glasses to the beach.
2. Deposit all papers and refuse in the trash cans which will be provided.
3. Do your share of the work in the annual clean-up.
4. Cooperate in observing the 10:00 p.m. curfew.

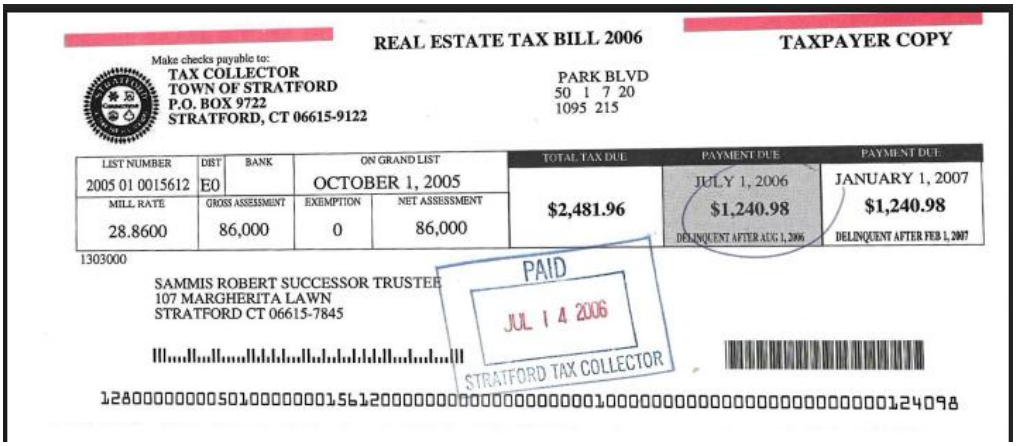
We wish you many hours of relaxation and pleasure at your beach. We hope to see you there often.

Exhibit 5: Maps showing dimensions of the Bluffs Lawn



The above map shows a 50' Town Road ROW on the Bluffs Lawn.

Exhibit 6: 2006 Real Estate Tax Bill



REAL ESTATE TAX BILL 2006

TAXPAYER COPY

Make checks payable to:
TAX COLLECTOR
TOWN OF STRATFORD
P.O. BOX 9722
STRATFORD, CT 06615-9122

PARK BLVD
50 1 7 20
1095 215

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX DUE	PAYMENT DUE	PAYMENT DUE
2005 01 0015612	E0		OCTOBER 1, 2005	$2,481.96	JULY 1, 2006 $1,240.98 DELINQUENT AFTER AUG 1, 2006	JANUARY 1, 2007 $1,240.98 DELINQUENT AFTER FEB 1, 2007
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT			
28.8600	86,000	0	86,000			

1303000

SAMMIS ROBERT SUCCESSOR TRUSTEE
107 MARGHERITA LAWN
STRATFORD CT 06615-7845

PAID
JUL 14 2006
STRATFORD TAX COLLECTOR

1280000000050100000001561200000000000000000010000000000000000000000000124098

Exhibit 7: Mayor Hoydick's Statement of LIA Ownership

From: Laura Hoydick@townofstratford.com
Date: Tue, Aug 19, 2025 at 16:55
Subject: Re: Disappointed Lordship Resident
To: To: AJ <a...@gmail.com;, mayor <mayor@townofstratford.com;

Hi Abbie. Nice to hear from you. Wayne's Walk is a town property. The bluffs are owned by LIA. It's up to the owner to erect signage and enforce their rules.

Laura R. Hoydick

Mayor
Town of Stratford
2725 Main Street
Stratford, CT 06615
203.385.4001
mayor@townofstratford.com

From: AJ <a...@gmail.com>
Sent: Tuesday, August 19, 2025 4:35 PM
To: mayor <mayor@townofstratford.com;
Subject: Disappointed Lordship Resident

Good afternoon Mayor Hoydick,

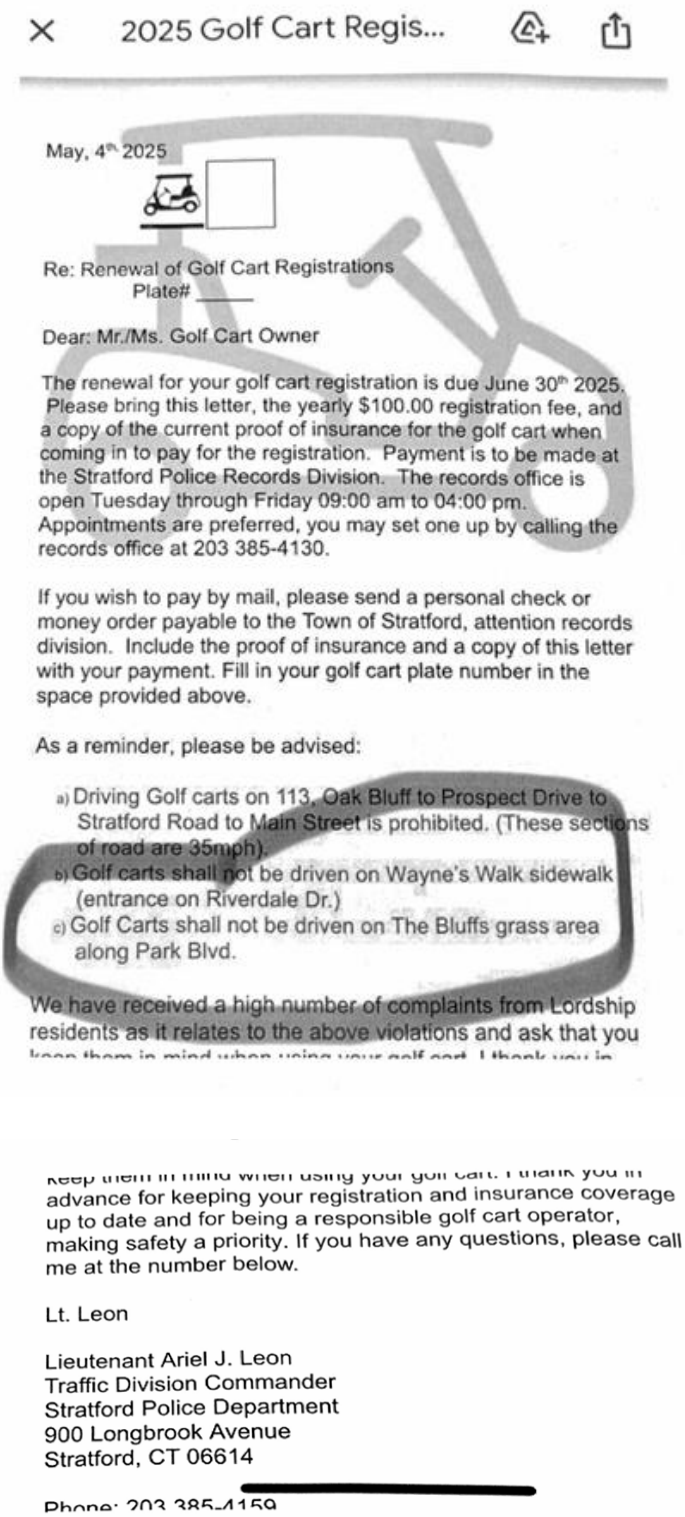
I have consistently watched people with golf carts park on the most sensitive parts of The Bluffs in Lordship when there is a sign that says no motorized vehicles are allowed on The Bluffs.

Does your office have an official reason why there is not a noticeable sign on The Bluffs that says no golf carts like that of the sign that is at Waynes Walk at Short Beach?
It seems like in the current climate crisis, erosion of a major part of the Stratford coastline would be an important thing for your office to be concerned with.

Please let me know at your earliest convenience what your office's reason for not having a no golf carts sign on The Bluffs along Park Blvd.
I look forward to your message,

Abbie Viner

Exhibit 8: Town of Stratford Golf Cart Renewal Notice



× 2025 Golf Cart Regis...

May, 4th 2025

Re: Renewal of Golf Cart Registrations
Plate# _____

Dear: Mr./Ms. Golf Cart Owner

The renewal for your golf cart registration is due June 30th 2025. Please bring this letter, the yearly $100.00 registration fee, and a copy of the current proof of insurance for the golf cart when coming in to pay for the registration. Payment is to be made at the Stratford Police Records Division. The records office is open Tuesday through Friday 09:00 am to 04:00 pm. Appointments are preferred, you may set one up by calling the records office at 203 385-4130.

If you wish to pay by mail, please send a personal check or money order payable to the Town of Stratford, attention records division. Include the proof of insurance and a copy of this letter with your payment. Fill in your golf cart plate number in the space provided above.

As a reminder, please be advised:

a) Driving Golf carts on 113, Oak Bluff to Prospect Drive to Stratford Road to Main Street is prohibited. (These sections of road are 35mph).
b) Golf carts shall not be driven on Wayne's Walk sidewalk (entrance on Riverdale Dr.)
c) Golf Carts shall not be driven on The Bluffs grass area along Park Blvd.

We have received a high number of complaints from Lordship residents as it relates to the above violations and ask that you keep them in mind when using your golf cart. Thank you in advance for keeping your registration and insurance coverage up to date and for being a responsible golf cart operator, making safety a priority. If you have any questions, please call me at the number below.

Lt. Leon

Lieutenant Ariel J. Leon
Traffic Division Commander
Stratford Police Department
900 Longbrook Avenue
Stratford, CT 06614

Phone: 203 385-4159

Exhibit 9: Summer 2025 Photos of Golf Cart Parking Violations

Exhibit 10: Connecticut General Statutes Section 52-560a

Damages for encroachment on state, municipal or nonprofit land conservation organization open space land.

Sec. 52-560a. Damages for encroachment on state, municipal or nonprofit land conservation organization open space land. Attorney General enforcement. Civil action. (a) As used in this section, “open space land” includes, but is not limited to, any park, forest, wildlife management area, refuge, preserve, sanctuary, green or wildlife area owned by the state, a political subdivision of the state or a nonprofit land conservation organization and “encroach” means to conduct an activity that causes damage or alteration to the land or vegetation or other features thereon, including, but not limited to, erecting buildings or other structures, constructing roads, driveways or trails, destroying or moving stone walls, cutting trees or other vegetation, removing boundary markers, installing lawns or utilities, or using, storing, or depositing vehicles, materials or debris.

(b) No person may encroach or cause another person to encroach on open space land or on any land for which the state, a political subdivision of the state or a nonprofit land conservation organization holds a conservation easement interest, without the permission of the owner of such open space land or holder of such conservation easement or without other legal authorization.

(c) Any owner of open space land or holder of a conservation easement subject to the provisions of subsection (b) of this section or the Attorney General may bring an action in the superior court for the judicial district where the land is located against any person who violates the provisions of said subsection with respect to such owner's land or land subject to such conservation easement. The court shall order any person who violates the provisions of subsection (b) of this section to restore the land to its condition as it existed prior to such violation or shall award the landowner the costs of such restoration, including reasonable management costs necessary to achieve such restoration. In addition, the court may award reasonable attorney's fees and costs and such injunctive or equitable relief as the court deems appropriate.

(d) In addition to any damages and relief ordered pursuant to subsection (c) of this section, the court may award damages of up to five times the cost of restoration or statutory damages of up to five thousand dollars. In determining the amount of the award, the court shall consider the willfulness of the violation, the extent of damage done to natural resources, if any, the appraised value of any trees or shrubs cut, damaged, or carried away as determined in accordance with the latest revision of The Guide for Plant Appraisal, as published by the International Society of Arboriculture, Urbana, Illinois, or a succeeding publisher, any economic gain realized by the violator and any other relevant factors.