

COMMONWEALTH OF MASSACHUSETTS CIVIL DOCKET NO: 2675CV00009
TRIAL COURT DEPARTMENT

Filed 04/02/2026

SUPERIOR COURT DEPARTMENT
NANTUCKET, ss.

_____)
ANDREW JACKSON)
)
)
)
Plaintiffs)
)
VS)
)
FORTY FIVE FAIR ST,)
)
Defendant)
_____)

COMPLAINT

Plaintiff Andrew Jackson alleges as follows:

I. PARTIES

1. Plaintiff Andrew Jackson is an adult individual.
2. Defendant Forty Five Fair Street LLC is, upon information and belief, a Massachusetts limited liability company or other business entity with a usual place of business c/o United Corporate Services, Inc., 44 School Street, Suite 505, Boston, Massachusetts 02108.
3. At all relevant times, Defendant owned, controlled, managed, maintained, and/or was otherwise responsible for the premises located at 45 Fair Street, Nantucket, Massachusetts 02554.

II. JURISDICTION AND VENUE

3. This Court has subject-matter jurisdiction over this civil action because the amount in controversy exceeds the minimum jurisdictional threshold of this Court.

4. This Court has personal jurisdiction over Defendant because Defendant owned, controlled, managed, maintained, and/or was otherwise responsible for property in the Commonwealth of Massachusetts, including the property where the incident occurred.
5. Venue is proper in this Court because the incident giving rise to this action occurred in Nantucket County, Massachusetts, at 45 Fair Street, Nantucket, Massachusetts 02554.

III. FACTUAL ALLEGATIONS

6. On or about June 21, 2024, Plaintiff Andrew Jackson was lawfully present at 45 Fair Street, Nantucket, Massachusetts while performing painting work.
7. At all relevant times, the premises were owned, controlled, managed, maintained, supervised, and/or operated by Defendant, its agents, servants, employees, contractors, and/or persons acting on its behalf.
8. At the direction of the homeowner, general contractor, and/or agents acting on their behalf, construction practices created an unsafe work area for workers at the premises.
9. The unsafe condition included, upon information and belief, the placement, use, and/or maintenance of plastic sheeting or coverings and other unsafe site conditions in the work area.
10. As a direct result of said dangerous and unsafe conditions, Plaintiff slipped and fell while at the premises.
11. As a direct and proximate result of the fall, Plaintiff sustained serious bodily injuries, including a severe right ankle injury, together with pain, disability, medical expenses, lost wages, and other consequential damages.
12. Plaintiff has received workers' compensation benefits through his employer or subcontractor's insurer, but retains his rights to pursue this third-party negligence action against non-employer responsible parties.

IV. COUNT I – NEGLIGENCE / PREMISES LIABILITY

13. Plaintiff repeats and realleges paragraphs 1 through 12 as if fully set forth herein.
14. Defendant owed Plaintiff a duty to use reasonable care to maintain the premises in a reasonably safe condition, to inspect for hazards, to warn of dangers of which it knew or should have known, and to coordinate the site in a reasonably safe manner for lawful workers present there.
15. Defendant breached its duties by, among other things: a. causing, permitting, or allowing unsafe conditions to exist at the premises; b. failing to maintain the work area in a reasonably safe condition; c. failing to inspect the premises adequately; d. failing to remedy hazardous conditions it knew or should have known about; e. failing to warn Plaintiff of dangerous conditions; and f. otherwise acting negligently in the ownership, operation, management, supervision, maintenance, and control of the premises.
16. As a direct and proximate result of Defendant's negligence, Plaintiff sustained serious personal injuries and damages.

V. DAMAGES

17. As a direct and proximate result of Defendant's negligence, Plaintiff has suffered and continues to suffer: a. bodily injury; b. physical pain and suffering; c. mental anguish and emotional distress; d. medical expenses; e. lost wages and impairment of earning capacity; f. loss of function and enjoyment of life; and g. such other damages as may be proven at trial.

VI. PRAYER FOR RELIEF

WHEREFORE, Plaintiff Andrew Jackson respectfully requests that this Court enter judgment in his favor and against Defendant, and award:

- A. Compensatory damages in an amount to be determined at trial;
- B. Pre-judgment and post-judgment interest as permitted by law;
- C. Costs of suit; and
- D. Such other and further relief as this Court deems just and proper.

VII. JURY DEMAND

Plaintiff demands a trial by jury on all issues so triable.

Respectfully submitted,
BOSTONLAW

By: S/Isabela Orlacchio-Garcia, Esq.

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Dated: March 30, 2026

