

Brownfields Assessment
Caroline County

From the early 1920s until 1960s, the site operated as a milk processing facility.

From the late 1970s until the early 1980s, the site operated as a crab processing facility.

In September 1994 and July 2000, the Town of Goldsboro issued the property owner code violation notices citing unsafe conditions of the dilapidated barn on site.

In November 2000, MDE's Scrap Tire Program issued a Notice of Violation to the property owner due to approximately 300-scrap tires onsite.

In February 2001, MDE's OCP issued Notice of Violation NOV 2001-098 to the property owner to remove an approximate 10,000-gallon UST half filled with No.6 heating oil.

In August 2001, MDE conducted a Brownfields Assessment that did not identify hazardous waste contamination.

Rossnan Property
Goldsboro, Maryland

Site Location

The 4.28-acre Rossnan property site is located at 316 Railroad Avenue, in Goldsboro, Caroline County, Maryland. The property is situated in the easternmost part of the town of Goldsboro in rural Caroline County immediately east of former railroad tracks owned by Delaware and Chesapeake Railroad, LLC. A 447-acre farm borders the site to the east and single-family homes surround the remainder of the site. Railroad Avenue forms the northwest border of the site.

Site History

The site is a former milk plant that operated from sometime in the early 1920s until the 1960s. In the late 1970s to the early 1980s, the site operated as a crab processing plant. The site has remained abandoned since the early 1980s. In 1995, the main processing building was struck by lightning and damaged in the ensuing fire. Currently, the site contains three abandoned buildings; a masonry building, a dilapidated barn and a former residence.

Environmental Investigations

On September 20, 1994, an inspector for the Town of Goldsboro issued Mr. Rossnan a code Violation Notice citing problems with the former crab processing building. Violations noted were: 1) the roof had fallen in on the front side of the building, 2) rubbish and weeds needed to be cleaned inside and outside of the building and 3) windows and doors needed to be secured. On July 12, 2000, the Town of Goldsboro issued a second letter of notice to Mr. Rossnan regarding the unsafe and dilapidated condition of the buildings and property.

On August 15, 2000, MDE's Oil Control Program (OCP) personnel met with the Goldsboro Town Manager and a resident to discuss the possible presence of underground storage tanks (USTs) on the abandoned property. The Town Manager indicated that another dilapidated building on-site was razed several years prior after it was struck by lightning and partially burned. The OCP inspector observed a large amount of tires on the property and referred the site to MDE's Scrap Tire Program.

On November 6, 2000 MDE's Scrap Tire Program issued a notice to Mr. and Mrs. Rossnan that the property was in violation of the Code of Maryland Regulations (COMAR) 26.04.08 due to the approximately 300 tires observed on site.

On December 1, 2000, an OCP inspector met with a potential buyer of the property and verified the presence of an approximate 10,000-gallon Underground Storage Tank (UST) on the south side of the masonry building partially filled with No. 6 heating oil.

On February 28, 2001, OCP issued Notice of Violation NOV 2001-098 to Mr. and Mrs. Rossnan to remove the UST within 30 days. Mr. Rossnan's son, acting with a power of attorney, gained a 60-day extension from OCP for the above notice and approval from the Scrap Tire Program to store scrap tires observed on the property in the barn until the sale of the property.

On March 6, 2001, a representative from MDE's Environmental Restoration and Redevelopment Program met on site with the Goldsboro Town Manager, a Town Council member and the Town Clerk to gain preliminary information, site history and verify potential hazards in order to initiate a Brownfields Assessment. Potential hazards observed at that time, other than the 10,000-gallon UST and several hundred scrap tires, were approximately thirty 55-gallon drums without labels (some containing product believed to be rancid cooking oil), an assortment of paint containers, five-gallon buckets, various household debris and an approximate 18' x 30' concrete lagoon.

Current Status

MDE conducted a Brownfields Assessment of the property in August 2001 that did not identify hazardous waste contamination. The Town is currently in the process of securing funding to demolish and remove the existing structures on site in order to expedite the sale of the property.

Contact

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